



Code :	01539
Location :	Poreč
Building size :	47 m2
Garden size :	222 m2
Distance from center :	4000 m
Distance from sea :	4000 m
Floor :	Ground floor
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 0
Number of parking lots :	1
Year of construction :	2027
Energy efficiency :	Not specified
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes

Price : 260.000 €

In a quiet and pleasant setting, 4 km from the centre of Porec, apartment A2 is for sale on the ground floor of a modern residential building with a total of only five apartments.

The 47.32 m2 apartment has a very functional layout, while a particular advantage is the large private garden of 222 m2 and one parking space. The apartment consists of an open-plan area combining the kitchen, dining area and living room, two bedrooms and a bathroom.

Large glass walls connect the living room with the garden and provide plenty of natural light. At an early stage of construction, future owners have the opportunity to choose certain materials and finishing details, allowing the apartment to be further adapted to their own wishes and needs. The large private garden offers numerous possibilities for creating a pleasant outdoor space. Depending on the wishes of the future owners, it can include a hot tub, sauna, outdoor kitchen, area for socialising or a children's playground.

The building has only five residential units, providing a quieter environment and greater privacy. At the same time, the location offers quick access to the centre of Porec, the sea and beaches, shops and other amenities. Good road connections are an additional advantage, especially for those who travel frequently.



POREČ IMMOBILIEN

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This apartment is an excellent choice for peaceful family living, holidays or as an investment for tourist rental, with the added benefit of a large private garden and proximity to Porec.