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|-----------------------------------|---------------|
| <b>Code :</b>                     | 01548         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 109 m2        |
| <b>Garden size :</b>              | 0 m2          |
| <b>Distance from center :</b>     | 2000 m        |
| <b>Distance from sea :</b>        | 9000 m        |
| <b>Floor :</b>                    | 2             |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 4             |
| <b>Number of bedrooms :</b>       | 3             |
| <b>Number of bathrooms / WC :</b> | 2 / 0         |
| <b>Number of parking lots :</b>   | 2             |
| <b>Year of construction :</b>     | 2025          |
| <b>Energy efficiency :</b>        | Not specified |
| <b>Balcony :</b>                  | Yes           |
| <b>Internet :</b>                 | Yes           |
| <b>Climate :</b>                  | Yes           |
| <b>Depository :</b>               | Yes           |
| <b>Current implemented :</b>      | Yes           |
| <b>Conducted water :</b>          | Yes           |
| <b>Sewage implemented :</b>       | Yes           |
| <b>Asphalted :</b>                | Yes           |
| <b>Building permit :</b>          | Yes           |

**Price :** 320.000 €

Offered by the Poreč Immobilien agency is a newly built apartment on the second floor of a small residential building. It consists of three bedrooms, an open-plan kitchen and living room, two bathrooms, a spacious terrace, and a storage room. Parking spaces are available in front of the building.

**Key Details:**

**Climate Control:** Air conditioning units in every room for heating and cooling, plus electric underfloor heating in the bathrooms.

**Location:** 9 km from the town of Poreč, with the nearest grocery store and all amenities necessary for year-round living just 1.7 km away.

**Tax & Financing:** VAT is included in the price, exempting the buyer from the real estate transfer tax. The property is eligible for mortgage financing.