



<b>Code :</b>	02776
<b>Location :</b>	Poreč
<b>Building size :</b>	76.00 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from see :</b>	5000 m
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2024
<b>Underfloor heating :</b>	Yes
<b>Građevinska :</b>	Yes

**Price :** 299.000 €

For sale: a modern two-level apartment in a new building, with a total area of 76.49 m<sup>2</sup>, located approximately 5 kilometers from Poreč and the sea. The apartment extends over the first floor and the attic of a residential building, offering a comfortable and functional layout.

The first floor consists of a spacious living room connected to the kitchen and dining area, one bedroom, and a toilet. Internal stairs lead to the attic, where there are two additional bedrooms, a bathroom, and a gallery with access to a large terrace of 30.94 m<sup>2</sup>, offering a beautiful sea view.

The apartment features underfloor heating and air conditioning in every room, ensuring comfort throughout the year. One parking space is included in front of the building. Buyers are exempt from paying property transfer tax.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.