



<b>Code :</b>	02777
<b>Location :</b>	Poreč
<b>Building size :</b>	51.00 m <sup>2</sup>
<b>Garden size :</b>	40 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from see :</b>	5000 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2024
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 215.000 €

For sale: a newly built ground-floor apartment with a total area of 51.04 m<sup>2</sup>, located approximately 5 km from Poreč and the sea. The property offers a practical and functional layout, a private garden of about 40 m<sup>2</sup>, and a terrace of 4.28 m<sup>2</sup>, providing an ideal space for relaxation and outdoor enjoyment.

The apartment consists of an entrance hall, two bedrooms, a bathroom, a kitchen with a dining area, and a living room with access to a covered terrace. The spacious garden offers additional privacy and the possibility to design the outdoor area according to your preferences. The apartment is equipped with underfloor heating and air conditioning in every room, ensuring comfortable living throughout the year. One parking space in front of the building is included.

Buyers are exempt from paying property transfer tax, making this property even more attractive.

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.