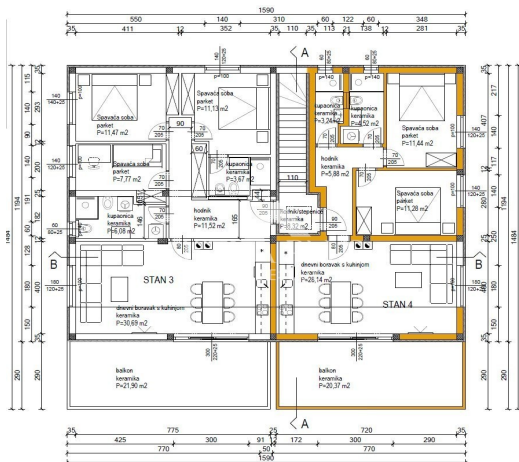




|                                   |                      |
|-----------------------------------|----------------------|
| <b>Code :</b>                     | 02208                |
| <b>Location :</b>                 | Poreč                |
| <b>Building size :</b>            | 70.50 m <sup>2</sup> |
| <b>Garden size :</b>              | 0 m <sup>2</sup>     |
| <b>Distance from city :</b>       | 2000 m               |
| <b>Distance from sea :</b>        | 2000 m               |
| <b>Floor :</b>                    | 1                    |
| <b>Number of floors :</b>         | 0                    |
| <b>Number of rooms :</b>          | 3                    |
| <b>Number of bedrooms :</b>       | 2                    |
| <b>Number of bathrooms / WC :</b> | 2 / 0                |
| <b>Year of construction :</b>     | 2026                 |
| <b>Energy efficiency :</b>        | Not specified        |
| <b>Parking lot :</b>              | Yes                  |
| <b>Balcony :</b>                  | Yes                  |
| <b>Heating - Electricity :</b>    | Yes                  |
| <b>Agency commission :</b>        | 3 % + PDV            |

**Price :** 270.000 €

In a quiet part of Poreč, 2 kilometers from the sea, a modern apartment in a new building is for sale, located on the first floor of a small residential building with a total of four residential units. The apartment consists of a spacious living room with kitchen and dining room, two bedrooms, two bathrooms and a hallway.

Interior area: 64.50 m<sup>2</sup>

Balcony area: (actual 20.37 m<sup>2</sup>: covered 18%, uncovered 82%) 6.00 m<sup>2</sup> with coefficients 0.25 and 0.50

Total apartment with coefficients: 70.50 m<sup>2</sup>

Parking: 12.50 m<sup>2</sup>

The apartment is sold on a "turnkey" basis, with the built-in equipment carefully selected to meet the high standards of modern housing. In each room, including the bedrooms, air conditioners of the renowned Daikin brand are installed. The apartment will also have a chimney.

The living room and bedrooms will be fitted with LVT luxury vinyl tiles, with the option to choose a different type of flooring for an additional fee.

The apartment is being sold unfurnished and without lighting fixtures, giving the new owner the freedom to decorate the interior according to their own wishes. The apartment also includes one parking space.