

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	10589
<b>Location :</b>	Poreč
<b>Building size :</b>	80 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 250.000 €

For sale is a ground floor apartment in a new building, located in the peaceful and well-maintained neighborhood of Žbandaj, just 6 km from Poreč and the sea.

The apartment has an area of 76 m<sup>2</sup> and consists of:

- two bedrooms
- a bathroom with a toilet
- a spacious living room connected to the kitchen and dining area.

The apartment offers a high level of comfort thanks to underfloor heating and a thoughtfully designed layout.

One of the biggest advantages of this apartment is the private garden of 200 m<sup>2</sup> – ideal for a terrace, garden, children's playground, or a relaxing outdoor space.

The price includes two parking spaces. All essential amenities such as schools, shops, and restaurants are in close proximity.

Ideal for family living, vacationing, or as an investment for tourist rentals.

For more information, please