

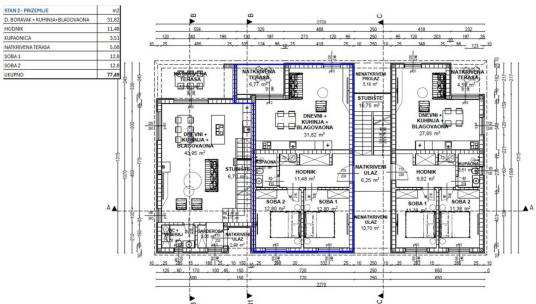
ISTRIA ADRIA

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Code :	12454
Location :	Poreč
Building size :	77 m ²
Lot size :	32 m ²
Garden size :	0.00 m ²
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Garage :	Yes
Basement :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 315.000 €

Poreč - New Construction with Garden

A modern ground-floor apartment is for sale in a small residential building with a total of five apartments, located in a quiet area near Poreč. Just a few minutes' drive from the city center, this apartment offers the perfect blend of privacy and accessibility to all essential amenities.

The total living area is 77 m², along with an additional 40 m² of private garden that provides a perfect space for relaxation and outdoor living.

The apartment consists of an entrance hallway, two bedrooms, a bathroom, and a spacious living room with an open-concept kitchen and dining area. From the living area, there is access to a covered terrace and garden, adding extra value and a sense of spaciousness to the space.

Underfloor heating is installed throughout the apartment, and for added comfort, air conditioning units have been incorporated, ensuring a pleasant stay year-round.

The apartment comes with two parking spaces in front of the building and a storage room of 5 m², further enhancing the property's functionality.

All necessary amenities for daily life are located in the immediate vicinity, including a school, kindergarten, shops, restaurants, cafes, and healthcare facilities.

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The planned completion of construction is expected by the end of 2026.

This property represents an excellent opportunity for a peaceful family life, as well as a secure investment in one of the most desirable regions of Istria.

For more information, please