



Code :	00023
Location :	Poreč
Building size :	100 m ²
Distance from center :	9000 m
Distance from sea :	5000 m
Floor :	Ground floor
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Terrace :	Yes
Furnished :	Yes
Year of construction :	2023
Energy class :	under development

Price : 390.000 €

Luxury ground floor apartment with heated pool in the vicinity of Poreč, Istria

Poreč is located on the western coast of the Istrian peninsula, known for its Mediterranean climate, natural beauty, and rich cultural heritage, making it perfect for year-round living. The town encompasses 53 surrounding settlements, where modern villas with pools and residential complexes can be found, while the city center offers a diverse range of apartments and properties for sale—from luxurious new constructions to rustic stone homes.

In the vicinity of Poreč, there is a newly built, modern building offering luxury apartments with a sea view. This ground-floor apartment is part of a building with only four residential units and has a total area of 100.46 m². It consists of an entrance hall, three spacious bedrooms, two bathrooms, and an additional guest toilet. The living room, dining area, and kitchen are designed in an open-plan concept, enhancing the sense of space, and open onto a 15.63 m² terrace. The entire living area extends to a covered terrace with a private heated pool, equipped with a partition for privacy.

The apartment is built with high-quality materials. The floors are finished with stone, ceramics, or wood, depending on the purpose of the space. The exterior joinery is aluminum with triple-glazed



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thermal glass, while the interior joinery is wooden. Heating and cooling are provided by a multi-split inverter air conditioning system.

In front of the building, there is a covered parking area, with two parking spaces allocated to each apartment.

The property is subject to VAT, and the listed price includes VAT.

This property is an excellent option for family living as well as for tourism purposes.