



Code :	00288
Location :	Poreč
Building area :	289 m2
Distance from the sea :	40 m
Orientation :	South-East
Number of floors :	3
Number of bedrooms :	6
Number of rooms :	9
Number of bathrooms :	5
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	1968
Year of renovation :	2017
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes
Septic tank :	Yes

Price	1.166.000 €
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For sale is a house with a total area of 289 m² located in the historic core of the town of Poreč.

The house spans three floors, each with separate meters for electricity and water. On the ground floor, there is an apartment of 95 m² consisting of a kitchen, living room and dining area, two bedrooms, two bathrooms, and a laundry room. The apartment opens onto a terrace of 32 m².

On the first floor, there is an apartment of 94 m² which includes a kitchen, dining room, and living room, three bedrooms, and two bathrooms.

On the second floor, in the attic, there is a third apartment of 75 m² with an additional staircase of 25 m². This apartment consists of a kitchen and living room with dining area, one bedroom, and one bathroom.

All windows in the house are equipped with insect screens. Underfloor heating has been installed throughout the ground floor, as well as in the bathrooms and kitchens of the apartments on the upper floors. Air conditioning units are present in every



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room. The house is equipped with a video intercom system, and the main entrance is opened via a fingerprint system.

The complete renovation of the house was carried out in 2017, using high-quality materials and fixtures. The house is sold fully furnished.

All apartments are separately titled, which further enhances the functionality and potential use of this property.

For more information and to arrange a viewing, please feel free to contact us.