



Code :	00303
Location :	Poreč
Building area :	94 m ²
Distance from the center :	500 m
Distance from the sea :	400 m
Orientation :	West
Floor :	Ground floor
Number of levels :	1
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of parking spaces :	1
Air conditioning :	Yes
Year of construction :	1985
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 230.000 €

In the wider center of Poreč, in an exceptionally sought-after and luxurious location just 400 meters from the sea, a 94 m² apartment is for sale, divided into two separate living units, providing additional flexibility and usage options.

The main living unit, covering 60 m², consists of two bedrooms, a bathroom, and a living room with a kitchen and dining area. This part of the apartment is comfortable for living and everyday life, and thanks to the well-organized layout, it offers both comfort and functionality.

The second unit, a studio apartment of 34 m², has a separate entrance and can be used as an independent space for guests, family members, or for rental. This configuration is ideal for anyone looking for an apartment with additional usage possibilities, whether for living or as an investment.

The apartment includes one parking space, and an additional value is the part of the garden that is free to use, providing the opportunity to enjoy the outdoors in a peaceful environment.



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Heating and cooling are provided by air conditioning, ensuring a pleasant temperature throughout the year.

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