



<b>Code :</b>	00311
<b>Location :</b>	Poreč
<b>Building area :</b>	95 m <sup>2</sup>
<b>Distance from the sea :</b>	40 m
<b>Orientation :</b>	North-East
<b>Floor :</b>	1
<b>Number of levels :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	1968
<b>Year of renovation :</b>	2017
<b>Condition :</b>	Renovated
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 425.000 €

In the very heart of the old town of Poreč, just 40 meters from the sea, a modernly furnished apartment of 93.52 m<sup>2</sup> is for sale on the first floor of a building with three residential units. The apartment was fully renovated in 2017 and is located in close proximity to all amenities, restaurants, and promenades, making it particularly suitable for year-round living.

It consists of a spacious living room with a dining area, a separate kitchen, three bedrooms - one of which is equipped as a children's room, and another with its own bathroom - as well as an additional bathroom. The heating is underfloor in the kitchen and bathrooms, and each room is equipped with air conditioning. All windows have built-in mosquito nets.

The apartment combines the charm of the historic core with the comfort of modern living and is ideal both for living and as an investment for tourist rentals.

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