



Code :	00587
Location :	Poreč
Building area :	73 m ²
Distance from the center :	200 m
Distance from the sea :	200 m
Floor :	3
Number of levels :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Storage room :	Yes
Sea view :	Yes
Garage :	Yes
Balcony :	Yes
Loggia :	Yes
Air conditioning :	Yes
Energy class :	C
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **445.000 €**

For sale is a spacious and functional apartment in an exceptional, one of the most sought-after locations in Poreč, just 200 meters from the sea.

The apartment, covering an area of 73 m², features an excellent layout and consists of two bedrooms, a living room with access to a balcony overlooking a children's playground and parking, a kitchen with access to a second balcony offering an open view of the sea, a hallway, a bathroom, and a separate toilet. A special advantage of the property is the sea view from three rooms (kitchen, bathroom, and one bedroom).

The apartment is located on the third and top floor of a small residential building with only 6 apartments (2 per floor), ensuring peace and privacy. Both balconies are enclosed with sliding glass doors, and the apartment is air-conditioned with two air conditioning units. It features PVC windows, and the energy certificate is class C.



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Included with the apartment is a garage and a storage room on the ground floor of the building, properly recorded in the ownership documentation. In front of the building, there is free public parking available for residents.

The building is well-maintained - the roof was renewed three years ago, and new insulation was installed. In close proximity, there is a children's playground and a park, making this property ideal for family living or as an investment for tourist rentals.

Ownership is clear and free of encumbrances.

Feel free to contact us for more information and to arrange a viewing.