



Code :	00635
Location :	Poreč
Building area :	98 m ²
Distance from the center :	2500 m
Distance from the sea :	500 m
Floor :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Parking :	Yes
Terrace :	Yes
Balcony :	Yes
Year of construction :	2005
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 **419.000 €**

For sale is a spacious 98 m² apartment located in an attractive area of Poreč, just 500 metres from the sea and beach and 2.5 km from the town centre. The apartment is situated in a quiet and well-maintained neighbourhood surrounded by greenery and nature, providing a pleasant environment for everyday living and holidays.

The apartment occupies the entire second and top floor of the building, providing additional privacy. It consists of a large and bright living room with access to a terrace offering a beautiful sea view, a kitchen with dining area, three bedrooms, two of which are currently used as dressing rooms, a bathroom with a shower and an additional toilet.

The apartment has been partially renovated and is fully equipped and furnished with quality, carefully selected furniture. It is ready for immediate occupancy without the need for additional investment.



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The apartment also includes a 6 m² storage room in the basement of the building and one private parking space.

Thanks to its excellent location, proximity to the sea and beach, as well as all necessary amenities, the apartment is an excellent choice for family living, holidays or tourist rental. The terrace with sea view, peaceful surroundings and proximity to the centre of Poreč are additional advantages of this property.