



<b>Code :</b>	02255
<b>Location :</b>	Poreč
<b>Building size :</b>	112 m2
<b>Lot size :</b>	171 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	1200 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

Old price : 449.720 €

**New price : 435.000 €**

For sale, a beautiful apartment on the ground floor of a small residential building with only 4 apartments, each of which has its own entrance and parking space, which provides complete privacy from the neighbors. The apartment is located in a wonderful, quiet location surrounded by beautiful new real estate, 1,200 meters from the sea and 3 km from the center of Poreč.

The apartment has a net area of 78 m2 and consists of a spacious living room with kitchen and dining room, three bedrooms, bathroom, toilet and two terraces of 11 m2 and 18 m2. The apartment also has a yard of 141 m2, a basement of 18 m2 and two parking spaces.

Heating and cooling of the apartment will be via underfloor heating and inverter air conditioning.

This apartment is an exceptional opportunity for tourist rental as well as for year-round living, precisely because of its wonderful, quiet and sunny location and the proximity of all the necessary amenities such as restaurants, markets, and the very center of Poreč.

Price 435.000 €.

Dear clients, viewing the property is only possible with a signed record of the viewing of the ...