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|-------------------------------|---------------|
| <b>Code :</b>                 | 02258         |
| <b>Location :</b>             | Poreč         |
| <b>Building size :</b>        | 137 m2        |
| <b>Lot size :</b>             | 39 m2         |
| <b>Floor :</b>                | 1             |
| <b>Number of floors :</b>     | 3             |
| <b>Number of bedrooms :</b>   | 3             |
| <b>Number of rooms :</b>      | 7             |
| <b>Number of bathrooms :</b>  | 2             |
| <b>Number of toilets :</b>    | 0             |
| <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>Pogled na more :</b>       | Yes           |
| <b>Parking :</b>              | Yes           |
| <b>Basement :</b>             | Yes           |

Old price : 550.280 €

**New price : 475.000 €**

For sale, a beautiful apartment on the first 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 94 m2 and consists of an entrance hall, a spacious living room with kitchen and dining room, three bedrooms, two bathrooms, one of which is en suite, and a terrace of 7 m2. The apartment also has a private roof terrace of 65 m2, a green roof of 21 m2, a basement of 15 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 475.000 €.

Dear clients, viewing the prop...