



<b>Code :</b>	02665
<b>Location :</b>	Poreč
<b>Building size :</b>	85 m <sup>2</sup>
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	300 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2008
<b>Basement :</b>	Yes

**Price :** 392.000 €

For sale is a beautiful spacious apartment located in a quiet street just 300 m from the sea and the old town of Poreč, on the 1st floor of the building.

The apartment consists of two apartments connected into one larger one: the smaller one with an area of

30.10 m<sup>2</sup> and the larger one with an area of

48.18 m<sup>2</sup>. A storage room of 7.20 m<sup>2</sup> is also being sold with the apartment (calculated as 3.60 m<sup>2</sup> using the coefficient of special areas). The total net usable area is 81.88 m<sup>2</sup>.

The connection of the apartments was carried out in such a way that, before the purchase, a signed consent was obtained from the tenant for the permanent use of part of the building's hallway. The connection was legalized, and the construction was carried out completely according to the rules of the profession, so that on the aforementioned 81.88 m<sup>2</sup> belonging to the apartment, an additional approx. 5 m<sup>2</sup> of the building's hallway was given for permanent use.

The apartments and the storage room are each separately divided.

It is possible to leave the apartment in its current, connected state or to convert it back to its ...