



<b>Code :</b>	02753
<b>Location :</b>	Poreč
<b>Building size :</b>	70 m2
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2020
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 259.000 €

For sale is a beautiful apartment of 70 m2 located in a quiet suburban settlement near Poreč, located on the first floor of a small building built in 2020, and the apartment has been used only occasionally and preserved almost as new.

The apartment consists of a living room with kitchen and dining room in an open space concept, a beautiful balcony oriented to the southwest with a view of the greenery and the surroundings, two bedrooms and a bathroom.

The layout of the rooms and an abundance of natural light create a space that is equally attractive for permanent residence, but also extremely suitable for tourist rental.

Underfloor heating, fan coil units and quality ceramics ensure low overhead costs and long-term profitability, while the two bedrooms and modern bathroom meet the standards expected in newer properties.

The sea and the center of Poreč are only a few minutes' drive away, and shops and basic amenities are located in the immediate vicinity. It is this combination of a peaceful environment and proximity to everything necessary that makes this apartment an excellent choice for those looki...