



Code :	01402
Location :	Poreč
Building size :	70 m ²
Garden size :	150 m ²
Distance from center :	100 m
Distance from sea :	800 m
Floor :	Ground floor
Number of floors :	3
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 1
Number of parking lots :	2
Year of construction :	2025
Energy efficiency :	Not specified
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes

Price : 280.000 €

For sale is a modern, comfortable ground-floor apartment with a garden, conveniently located close to the sea!

This attractive apartment is situated in a prime location, near the beach, the town center, and essential amenities. It is perfect for family living, vacationing, or as an investment for rental purposes.

The apartment features:

- Two spacious and bright bedrooms
- A large living room connected to the dining area and kitchen
- A bathroom with modern, high-quality fixtures
- An additional toilet
- A private garden of approximately 150 m², ideal for relaxing, children's play, or barbecues with family and friends

Additional highlights include:

- Two parking spaces
- A 5.5 m² storage room in the basement
- An elevator in the building

The location offers numerous advantages, including proximity to the beach, shops, restaurants, and schools.

The apartment boasts modern construction and quality materials, with underfloor heating in the bathroom and living areas, as well as air



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conditioning in all rooms.