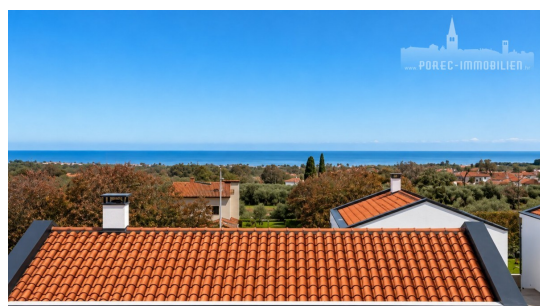




Code :	01550
Location :	Poreč
Building size :	70 m ²
Garden size :	0 m ²
Distance from center :	4000 m
Distance from sea :	4000 m
Floor :	1
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 1
Number of parking lots :	2
Year of construction :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 330.000 €

For sale is a comfortable apartment on the first floor of a smaller residential building with only five residential units.

The apartment consists of an entrance hall, two bedrooms, a bathroom, a separate WC, and a spacious open-plan area comprising a kitchen, dining area, and living room. The living room opens onto a spacious 13 m² balcony.

The apartment is partially furnished and equipped with Mitsubishi air-conditioning units. The bathroom features electric underfloor heating, and the apartment also has a chimney, allowing for the installation of a fireplace or wood-burning stove.

A particular advantage of the apartment is the large 55 m² rooftop terrace, which belongs to the apartment. The terrace is accessed via an external staircase and offers a beautiful sea view. Connections and drainage have already been prepared for the installation of an outdoor kitchen and a hot tub, according to the future owner's wishes.

The apartment also comes with two parking spaces.

The apartment is located in a quiet area, just 4 km from the center of Porec and 4 km from the sea. All necessary amenities are located nearby.



POREČ IMMOBILIEN

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Thanks to its recent construction, functional layout, two bedrooms, large private rooftop terrace with sea views, and proximity to Porec and the sea, the apartment is an excellent choice for year-round living, holidays, or tourist rental.