

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

**mail: [info@parentium-nekretnine.com](mailto:info@parentium-nekretnine.com)**

**web: [www.parentium-nekretnine.com](http://www.parentium-nekretnine.com)**

**info: +385 95 359 5158 | +385 97 653 7679**



<b>Code :</b>	01233
<b>Location :</b>	Poreč
<b>Building size :</b>	88 m <sup>2</sup>
<b>Lot size :</b>	100 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	250 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 396.000 €

Poreč, center, apartment with garden near the sea!

In Poreč, in a location close to the center and the first beaches, this spacious apartment with a garden is for sale. The apartment consists of a living room, kitchen, and dining room that opens onto a terrace and yard, two bedrooms, and a bathroom. The apartment has a total area of 88 m<sup>2</sup>, including a storage room in the basement and a parking space. The apartment is spacious, modernly equipped with underfloor heating and electric shutters. French windows let in plenty of light. Its greatest value is undoubtedly the excellent location, as it is near the sea, which is rare. Naturally, all other necessary amenities for daily life are nearby.

Due to its location, proximity to the beach, and promenades, it is ideal for staying during the summer months and enjoying the charms of city life.