



<b>Code :</b>	01235
<b>Location :</b>	Poreč
<b>Building size :</b>	44 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	250 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<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 :** 198.000 €

Poreč, center, studio apartment on the first floor near the sea!

In Poreč, in a location close to the center and the first beaches, this attractive studio apartment on the first floor is for sale. The apartment is functionally designed with the living area, kitchen, and sleeping area combined into one unit. Due to large glass walls, the apartment looks larger and has plenty of light. Additionally, the apartment has a nice bathroom that fits all the necessary appliances. A storage room in the basement compensates for storage space, and the parking space has a separate electricity connection.

The apartment is modernly equipped with underfloor heating and electric shutters. French windows let in plenty of light. The price includes the option to partition part of the room to create a separate bedroom. 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.