



<b>Code :</b>	01246
<b>Location :</b>	Poreč
<b>Building size :</b>	50 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	Not specified

**Price :** 189.000 €

#### AGENCY EXCLUSIVE

Poreč,

This beautiful apartment is for sale in the vicinity of Poreč, only 6 km from the sea and the center. The apartment is located on the ground floor of a building with only 5 residential units.

The apartment of 51 m2 consists of a living room and a kitchen with a dining room, 2 bedrooms, a bathroom with a toilet and a large terrace with a yard (for use) of 50 m2, which is surrounded by a hedge and protected from view.

The apartment is heated and cooled by air conditioning units. There are mosquito nets on the windows. The apartment is sold fully furnished. In the yard there is a small garden house that belongs to the apartment.

The future owners have at their disposal a tennis court all year round and a 200 m2 swimming pool (from June 1 to September 30). The building has a private parking lot. A very quiet location where you can truly rest. By purchasing this property, buyers also purchase part of the co-ownership share of the swimming pool and tennis court.

Nearby there is a shopping center, various beaches 4-5 km away, the Istrian Ispilon, aquapark, motorcycle track, quad, paintball, as well as the Parenzana bike path.

Due to its location and proximity to the city, this property is an ideal investment for both tourist life and family life.