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| <b>Code :</b>                     | 01248             |
| <b>Location :</b>                 | Poreč             |
| <b>Building size :</b>            | 74 m <sup>2</sup> |
| <b>Lot size :</b>                 | 30 m <sup>2</sup> |
| <b>Distance from center :</b>     | 4000 m            |
| <b>Distance from sea :</b>        | 4000 m            |
| <b>Floor :</b>                    | Ground floor      |
| <b>Number of floors :</b>         | 1                 |
| <b>Number of rooms :</b>          | 3                 |
| <b>Number of bedrooms :</b>       | 2                 |
| <b>Number of bathrooms :</b>      | 1                 |
| <b>Number of toilets :</b>        | 1                 |
| <b>Swimming pool :</b>            | Yes               |
| <b>Parking :</b>                  | Yes               |
| <b>Electric heating :</b>         | Yes               |
| <b>Underfloor heating :</b>       | Yes               |
| <b>Air conditioning heating :</b> | Yes               |
| <b>Year of construction :</b>     | 2025              |
| <b>Energy efficiency :</b>        | Not specified     |

**Price :** 224.000 €

Poreč, surroundings, modern two-bedroom apartment with a garden and pool!

In the suburbs of the city of Poreč, only 4 km away from the center, a spacious ground floor apartment with a garden, shared pool, and parking space is for sale.

The total size of the apartment is 74 m<sup>2</sup> and it consists of an entrance hall, living room, kitchen and dining room, toilet, bathroom, and two bedrooms. The living room opens onto a terrace and a small garden of 30 m<sup>2</sup>. The building has 5 apartments that have the right to use the shared pool. The apartment will have underfloor heating and air conditioning. The first beaches and the center of Poreč are only 4 km away, meaning all important amenities are just a few minutes' drive away.

Due to its location, proximity to the city and beaches, yet away from the urban hustle, this apartment is an ideal investment for tourist rental or year-round living.