



<b>Code :</b>	01252
<b>Location :</b>	Poreč
<b>Building size :</b>	55 m <sup>2</sup>
<b>Lot size :</b>	168 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	6000 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>	1
<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 :** 225.000 €



Istria, Poreč, surroundings

Poreč, surroundings, two-bedroom apartment on the ground floor with a garden.

Near the town of Poreč, in a building with 4 apartments, this interesting two-bedroom apartment on the ground floor with a garden is for sale. The apartment has a total of 55.33 m<sup>2</sup> and consists of a living room, dining room, kitchen, two bedrooms and a bathroom. The apartment also has a garden of a total of 168 m<sup>2</sup> and one parking space (12.50 m<sup>2</sup>) in front of the building. The terrace offers a view of the sea.

Heating/cooling of the apartment is planned via air conditioning and energy-efficient underfloor heating.

The apartment is located near shops, restaurants, schools and kindergartens.

The property is subject to VAT and the amount is stated with VAT. Buyers do not pay real estate tax.

Due to its location, this property is an ideal investment for both family life and personal use.

The apartment can be purchased via a bank loan.