

**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>	01268
<b>Location :</b>	Poreč
<b>Building size :</b>	63 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	2500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Elevator :</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 :** 196.000 €

Istria, Poreč, Surroundings

Just a few kilometers from the sea and beautiful beaches, in an Istrian town with all necessary amenities, this lovely two-bedroom ground floor apartment is for sale. The apartment is located in a new building with 13 apartments. The building has an elevator and an excellent position in a quiet part of the town, surrounded by olive groves. Each apartment comes with two parking spaces.

Considering its size, the space is functionally well utilized. The apartment is filled with plenty of natural light. From the hallway, you enter a spacious open-plan living room and kitchen, a bathroom, a very useful utility room, and two bedrooms, one of which has access to the terrace. The apartment is heated by underfloor heating installed in all rooms and cooled by air conditioning units.

All essential amenities are available nearby.

The apartment is ideal for future owners looking for a year-round family residence or those who want to spend their summer vacation close to the sea.

Feel free to contact us for more details and to schedule a tour!