



<b>Code :</b>	01280
<b>Location :</b>	Poreč
<b>Building size :</b>	92 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2009
<b>Energy efficiency :</b>	Not specified

**Price :** 265.000 €

Istria, Poreč, surroundings – Spacious and comfortable apartment in an excellent location

Located in a popular area, just 2 km from the center of Poreč and only 1 km from the shopping zone and all necessary amenities, this spacious apartment of 92.05 m<sup>2</sup> is for sale.

The apartment is on the first floor of a building with a total of six units and offers an excellent and functional layout. The entrance hall leads to a bright living room, which connects with the modern kitchen and dining area in an open-plan concept. A partition wall discreetly separates the living area, creating a hallway that connects three comfortable bedrooms, the main bathroom, and a practical storage room. A highlight of the apartment is a bedroom with a private terrace and en-suite bathroom, providing extra comfort.

From the living room, you step onto a spacious loggia, perfect for relaxing or enjoying a barbecue with family and friends. Air conditioning is installed in every room, and the apartment is equipped with electric radiators, ensuring year-round comfort.

The apartment also includes a private parking space in front of the building for permanent use. It is sold fully furnished and equipped, making it an excellent opportunity for rental investment or as an ideal family home.

Don't miss out on this exceptional property in a highly sought-after location!