



<b>Code :</b>	01290
<b>Location :</b>	Poreč
<b>Building size :</b>	96.39 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>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</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>	A

**Price : 349.000 €**

Luxury Apartment on the First Floor in Poreč.

A beautiful apartment is for sale in a new residential building with 5 luxury apartments, located on the edge of the urban zone, ensuring additional privacy. The apartment has an area of 96 m<sup>2</sup> and consists of a spacious living room with a kitchen and dining area, two comfortable bedrooms, two bathrooms, a storage room, a toilet, and a covered terrace.

The special feature of this apartment is the greenery that surrounds it. The apartment is equipped with top-quality materials and technologies: underfloor heating, air conditioners in every room, high-quality PVC joinery with electric shutters and mosquito nets, and elegant ceramics.

Located in a peaceful and attractive micro-location, in the immediate vicinity of all the amenities needed for year-round living, this property represents the perfect opportunity for a peaceful life by the sea, as well as an excellent investment for tourist rentals.

Don't miss this unique opportunity! Contact us and schedule a tour today.