



<b>Code :</b>	01331
<b>Location :</b>	Poreč
<b>Building size :</b>	61 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	500 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</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>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 236.000 €

On the first floor of a modern new building, there is a charming apartment that combines contemporary design and functionality, ideal for a comfortable life or vacation. With an area of

61.36 m<sup>2</sup>, this apartment offers everything you need in an exceptional location near the sea and the first beaches.

Upon entering, you are greeted by a spacious hallway that leads to an open concept living area. The kitchen, dining room and living room are harmoniously connected, and large glass openings allow plenty of natural light and lead you to the covered terrace - a perfect corner for morning coffee or relaxing after a day at the beach.

The apartment has one comfortable bedroom with its own exit to the terrace, creating a private space for relaxation. Functionality is additionally ensured by a modern bathroom and a practical pantry.

Underfloor heating and air conditioning guarantee comfort throughout the year, while a private parking space provides convenience and security.

Located near all necessary facilities, this apartment is an ideal choice for those who want to combine a modern lifestyle with proximity to natural beauty.