



<b>Code :</b>	01375
<b>Location :</b>	Poreč
<b>Building size :</b>	70 m <sup>2</sup>
<b>Lot size :</b>	365 m <sup>2</sup>
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	900 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<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>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 295.000 €

In a quiet and pleasant environment, just a ten-minute easy walk from the sea, is this beautiful ground floor apartment, perfect for those looking for a combination of privacy, spaciousness and comfort.

The 70 m<sup>2</sup> apartment exudes light and warmth, and its carefully designed layout provides a feeling of home as soon as you step inside. The spacious living room invites you to relax, while the kitchen with dining area is ideal for family gatherings and enjoying homemade meals. Two comfortable bedrooms offer a quiet corner for relaxation, while the hallway and entrance contribute to the functionality of the space. The bathroom is decorated, and the entire apartment seems almost unused, which gives future owners the opportunity to move in without any additional investments. Electric heating with the possibility of installing a stove.

What sets this property apart and makes it truly special is the beautiful garden of as much as 365 m<sup>2</sup> - a real oasis of privacy and greenery. The spacious and beautifully landscaped garden offers countless possibilities - whether you enjoy your morning coffee outdoors, organize family gatherings or simply appreciate the peace of your own outdoor space. A summer house with a barbecue adds a special charm, perfect for long, warm evenings with friends and family, while an additional pantry provides practical storage space.

In addition, the apartment comes with its own parking space and a storage room in the basement of the building, which further contributes to the comfort of living. Located in a quiet location, yet close to all amenities - just three kilometers from the city - this property represents a rare opportunity on the market.



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Ideal for those who want to enjoy a ground floor apartment with a spacious garden, without compromising on comfort and quality of life. Here you will find the perfect balance between proximity to the sea, privacy and the warmth of a real home.