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| <b>Code :</b>                     | 01392         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 41.50 m2      |
| <b>Lot size :</b>                 | 0 m2          |
| <b>Distance from center :</b>     | 0 m           |
| <b>Distance from sea :</b>        | 200 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>Electric heating :</b>         | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Year of construction :</b>     | n/a           |
| <b>Energy efficiency :</b>        | Not specified |

**Price : 165.000 €**

Are you looking for a charming apartment in the immediate vicinity of the sea, ideal for a vacation, investment or stress-free living? We present you the perfect property - an elegantly renovated apartment located just 200 meters from the Adriatic Sea, in a picturesque tourist town near Poreč.

Key features:

Area: 41.5 m<sup>2</sup> - perfect use of space

Layout: Spacious living room connected to a modernly decorated kitchen, comfortable bedroom, functional bathroom, large enclosed loggia with dining area and open balcony overlooking nature

Furnished and equipped: The apartment is sold fully equipped with quality furniture and appliances - move in without additional investments

Comfort throughout the year: Air-conditioned space + underfloor electric heating throughout the apartment for maximum comfort even in winter

Location: First floor of a residential building, with public parking in front of the building

View: Loggia and balcony face the greenery - ideal for morning coffee or evening relaxation

This property is the perfect choice for anyone who wants peace, proximity to the beach and the possibility of additional income through tourist or long-term rental. The documentation is in order, and the apartment is waiting for its new owner!

Don't miss the opportunity - contact us today and book an appointment for a viewing!