



<b>Code :</b>	01494
<b>Location :</b>	Poreč
<b>Building size :</b>	86 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>	300 m
<b>Floor :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<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>	1985
<b>Energy efficiency :</b>	B

**Price :** 265.000 €

An apartment for sale in the immediate vicinity of the beaches and the city center of Poreč. The apartment is located on the top floor of a residential building, 300 m from the beaches and 500 m from the center, and has a panoramic view of the sea and the city of Poreč.

The apartment has 3 bedrooms, a bathroom and a gallery on the second floor, which can serve as an additional bedroom or storage room for storing things, a large living room with a dining area and a separate kitchen and a balcony where you can enjoy the sunsets and a beautiful view of the old town and the sea.

The apartment has recently been fitted with a new kitchen with appliances and new PVC joinery with roller shutters, and the floor in the living room has been replaced.

Heating and cooling with air conditioning, but due to the chimney, the possibility of heating with a wood or pellet stove.

The apartment also includes a 6m<sup>2</sup> storage room located on the ground floor of the building and the possibility of using a shared 24m<sup>2</sup> terrace on the 4th floor right next to the entrance to the apartment.

The apartment is categorized for tourist rental. An excellent opportunity for investment or as a solution to the housing issue, considering the proximity of all facilities and the location, which is in high demand in Poreč.