

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

mail: info@parentium-nekretnine.com

web: www.parentium-nekretnine.com

info: +385 95 359 5158 | +385 97 653 7679



Code :	01499
Location :	Poreč
Building size :	82 m ²
Lot size :	398 m ²
Distance from center :	6000 m
Distance from sea :	6000 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	A

Price : 340.000 €

Poreč, surroundings

A two-bedroom apartment on the ground floor of a small residential building is for sale.

The building is located on an elevated part, in a quiet location, where the sea can be seen from the ground floor. The orientation of the building is southwest, which brings a lot of sun throughout the day.

There are 6 apartments in the building, and the apartment we offer you is located on the ground floor and has a large yard.

The apartment has a living area of

75.5 m² with a terrace of 7.2 m², totaling 82.20 m² and consists of two bedrooms, each 11 m², a spacious open space living area with a kitchen and dining area that leads to a spacious terrace of 15.6 m² (coef: 7.2 m²), a bathroom of 4.7 m², an entrance hall, a utility room and a toilet.

The apartment is equipped with three air conditioners for heating and cooling and electric underfloor heating throughout the apartment, which ensures comfort throughout the year. PVC joinery - triple-layer glass, anthracite color.

At this stage, there is the option of choosing ceramic or parquet flooring, according to the buyer's wishes.

The price of the apartment includes two parking spaces, and there is the option of purchasing an additional storage room on the ground floor, at a price of 2,000 Euros/m².



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The buyer is exempt from paying real estate tax.

The distance from the city of Poreč and the sea is only a few minutes by car.

There is a shop, kindergarten, school, restaurant and cafe in the village.

If you are looking for an apartment for everyday life or as an investment,

don't miss this opportunity!!!