



Code :	01516
Location :	Poreč
Building size :	63 m ²
Lot size :	0 m ²
Distance from center :	1000 m
Distance from sea :	2000 m
Floor :	1
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Fan coil heating :	Yes
Year of construction :	2020
Energy efficiency :	A

Price : 259.000 €

In a quiet residential area near Poreč, there is a modern apartment that represents an excellent combination of comfortable everyday life and a safe investment. Located on the first floor of a small building from 2020, the apartment has been used only occasionally and has been preserved almost as new.

The 70 m² includes: net living area of

the apartment 60 m², covered terrace 6.60 m², associated landing in front of the entrance 3.40 and parking space 13 m²

The living area brings together the living room, kitchen and dining room into a functional unit, from which there is access to a sunny terrace oriented to the southeast, with a view of the greenery and the town. The layout of the rooms and the abundance of natural light create a space that is equally attractive for permanent residence, but also extremely suitable for tourist rental.

Underfloor heating, fan coil units and quality ceramics ensure low overhead costs and long-term profitability, while two bedrooms and a modern bathroom meet the standards expected in newer properties.

The sea and the center of Poreč are only a few minutes' drive away, and shops and basic amenities are located in the immediate vicinity. It is this combination of a peaceful environment and proximity to everything



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

necessary that makes this apartment an excellent choice for those looking for real estate with a clear return potential, either through tourist rental, long-term rental or as a safe value for the future.

The apartment has its own parking space, and it is sold fully furnished or with an agreement regarding the equipment, which enables a simple and quick entry into the investment without additional costs and worries.