



<b>Code :</b>	01525
<b>Location :</b>	Poreč
<b>Building size :</b>	49 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	4
<b>Number of rooms :</b>	2
<b>Number of bedrooms :</b>	1
<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>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 210.000 €

Apartment in the center of Poreč, 300 m from the sea

Imagine mornings that begin with a leisurely walk to the sea, the smell of coffee from nearby cafes and all the city amenities at your fingertips. This is exactly the lifestyle offered by this charming apartment located in the very center of Poreč, just 300 meters from the sea.

The apartment is located on the 4th floor of a neat apartment building and spreads over 49 m<sup>2</sup> of carefully designed space. The interior is bright and cozy, with a living room that naturally connects to the dining room and kitchen, creating an ideal place to relax or socialize. The loggia adds additional value - perfect for a morning espresso or evening relaxation. The bedroom provides peace and privacy, while the bathroom and hallway round off the functionality of the apartment.

The property was renovated in 2025 (except for the kitchen) and is being sold fully furnished, which allows the future owner to move in immediately without additional investments. A comfortable temperature throughout the year is ensured by an inverter air conditioner, while Velux roof windows bring in plenty of natural light and an additional feeling of airiness. The apartment also includes a woodshed in the basement.

There is free public parking in front of the building, and the location is what makes this apartment a real rarity: shops, bakeries, restaurants, banks, post office, pharmacy, schools and kindergartens - everything is in the immediate vicinity. The sea, beaches, promenades and parks are right next to the apartment.

This property is ideal as a permanent home, weekend apartment or a safe investment for tourist rental.



**PARENTIUM NEKRETNINE**

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If you are looking for an apartment that combines location, functionality and a sense of home - you have just found it.