



<b>Code :</b>	01585
<b>Location :</b>	Poreč
<b>Building size :</b>	74 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>	400 m
<b>Floor :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</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>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 270.000 €

In the center of Poreč, just 400 meters from the sea and the city promenade, an apartment is for sale located on the third floor of an apartment building built in the 80s.

The apartment is located in a highly sought-after location where the sea, promenades, restaurants, shops and all amenities are within walking distance, which makes this property interesting both for everyday life and for investment or stay during the tourist season.

The layout of the apartment is functionally organized and consists of an entrance hall, separate kitchen, living room with dining room, two bedrooms and a bathroom. The living room opens onto a west-facing terrace with a view of the sea and the city surroundings.

The apartment has a lot of natural light during the afternoon and evening, and thanks to its location on a higher floor, it offers more privacy and a more open view.

Heating and cooling are provided by air conditioning, while additional heat is provided by a wood-burning stove during the winter months.

The building is neatly maintained, and the facade and roof were renovated two years ago. In the basement there is a storage room owned by the apartment, while parking is possible in front of the building.

The property requires renovation, which leaves the future owner with the option of arranging the space according to their own needs and lifestyle,



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especially in a location where apartments in the center of Poreč and near the sea are increasingly in demand and rarely available on the market.

If you are looking for an apartment in the center of Poreč with a view of the sea and the potential for quality decoration in one of the most sought-after locations in the city, please contact us for more information.

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