



Code :	01614
Location :	Poreč
Building size :	70.50 m ²
Lot size :	55 m ²
Distance from center :	5000 m
Distance from sea :	4000 m
Floor :	1
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Price : 350.000 €

Istria, Poreč area - Modern apartment with private roof terrace, sea view and two parking spaces

In a quiet location, only 5 km from the center of Poreč and 4 km from the first beaches, there is a modern apartment on the first floor of a small residential building built in 2022. The building has only five residential units, which provides future owners with more privacy and a pleasant environment for everyday life or vacation.

The apartment has 70 m² of living space and a functional layout that meets the needs of modern living. It consists of an entrance hall, two bedrooms, a bathroom, an additional toilet with space for a washing machine and a spacious living room connected to the kitchen and dining room in an open concept. Large lift-sliding glass walls allow plenty of natural light and direct access from the kitchen to the terrace.

A special value of this property is the private roof terrace of 55 m² with an open view of the sea, the city of Poreč and the surrounding landscape. The terrace is equipped with all necessary connections, which allows for the construction of a summer kitchen, installation of a hot tub or arrangement of space for all-day outdoor living.

The apartment is sold unfurnished, and the price includes a modern kitchen. For a comfortable temperature throughout the year, air conditioners with heating and cooling functions have been installed in all rooms, while underfloor heating has been installed in the bathrooms. The apartment also



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

has a chimney, which gives the future owner the option of installing a fireplace or wood-burning stove.

The property has two parking spaces that are included in the price.

Thanks to the quality construction, excellent location near the sea and Poreč, and an attractive roof terrace with a sea view, this apartment is an excellent choice for year-round living, vacation or as an investment for tourist rental.

For more information and to arrange a viewing, please feel free to contact us.