



<b>Code :</b>	01611
<b>Location :</b>	Poreč
<b>Building size :</b>	91.74 m <sup>2</sup>
<b>Garden size :</b>	100 m <sup>2</sup>
<b>Distance from city :</b>	2500 m
<b>Distance from sea :</b>	2500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	1 / 1
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 350.000 €

**S72**

An apartment for sale located on the ground floor of a residential building consisting of five exceptional residential units. Located in a quiet and peaceful location, only 2500 meters from the sea and at the same time 2500 meters from the center of Poreč. Inside this spacious apartment hides an extremely smart and functional layout. It contains a living room, a kitchen and a dining room, a large terrace, two bedrooms and practical additional rooms - a laundry room, a boiler room/technical room with central heating, a toilet and a bathroom. The apartment comes with its own yard of 100 m<sup>2</sup>, a storage room of 4 m<sup>2</sup> and two parking spaces. The apartment will have central underfloor heating and inverter air conditioners in all rooms.