



Code :	02003
Location :	Poreč
Building size :	47.85 m ²
Garden size :	0 m ²
Distance from city :	600 m
Distance from sea :	1000 m
Floor :	n/a
Number of floors :	0
Number of rooms :	2
Number of bedrooms :	1
Number of bathrooms / WC :	1 / 0
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Heating - Electricity :	Yes
Agency commission :	3 % + PDV

Price : 195.000 €

S274

In Vabriga, just 1,000 meters from the sea, in an exceptionally quiet environment, a charming two-bedroom apartment, measuring 44.47 m², is for sale. The apartment is located in a residential building with a swimming pool. The building is located on the edge of the settlement, on elevated terrain, and the apartment is located in one of the most beautiful positions, on the second and top floor of the building, from which there is a wide SEA VIEW that captivates at first glance.

It contains: an entrance hall, an open and bright space in which there is a living room, a kitchen and a dining room with access to a balcony, a bedroom, a bathroom and a gallery that is used as a work space. The glass wall creates width in the space, lets in plenty of natural light, emphasizing the airiness of the space, and allows a beautiful view of the sea from the comfort of the interior. The balcony is a furnished outdoor dining area, the perfect place to enjoy the sunset.

The apartment has been recently decorated, equipped with new furniture, the bathroom has been renovated (water installations have been changed, new ceramics and sanitary ware have been installed), the parquet in the bedroom has been renewed, mosquito nets and blinds have been installed. A wood-burning stove has been installed for heating purposes, and an inverter air conditioner has been installed for cooling purposes, making the space suitable for living throughout the year.

The apartment also includes a storage room (3.38 m²) in the basement of the building and a parking space in front of the building. In the landscaped common



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area of

the yard there is a swimming pool with a sunbathing area.

A special advantage of this apartment is its location, within walking distance there is a beach, restaurant, shop, supermarket and cafe.

This property represents a rare opportunity to buy a unique home with a view, where every day begins and ends with incredible scenes of nature and the sea.