



<b>Code :</b>	02021
<b>Location :</b>	Poreč
<b>Building size :</b>	88 m2
<b>Garden size :</b>	0 m2
<b>Distance from city :</b>	1500 m
<b>Distance from sea :</b>	800 m
<b>Floor :</b>	2
<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 / 0
<b>Year of construction :</b>	1995
<b>Year of last adaptation :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Balcony :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Furnished :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 260.000 €

S284

Poreč, in a quiet town center, an apartment of 88 m<sup>2</sup> is for sale, consisting of a living room, kitchen, dining room, terrace with a sea view, hallway, bathroom and two bedrooms, one of which has a terrace (with minimal modifications, another room can be obtained -

the proposals are marked in red on the floor plans).

The apartment is located on the 2nd floor of a building with a total of 6 residential units, is oriented to the south, which guarantees a lot of natural light, has 4 air conditioners, security entrance doors, PVC windows, and has a parking space in front of the building.

The apartment was renovated in 2024, a new kitchen was installed, the floor coverings were replaced throughout the apartment, security doors were installed, all room doors are also new, all pipes in the bathroom were replaced and new ceramics and new sanitary ware were installed. The apartment is located in a dead-end street with little traffic, 500 m from the public transport station, 1.5 km from the sea/beach and 2 km from the center of Poreč.