



Code :	02117
Location :	Poreč
Building size :	73.27 m ²
Garden size :	0 m ²
Distance from city :	400 m
Distance from sea :	500 m
Floor :	1
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 0
Energy efficiency :	Not specified
Climate :	Yes
Heating - Electricity :	Yes
Agency commission :	3 % + PDV

Price : 295.000 €

Červar Porat, in a sought-after location approx. 500 meters from the beach, an elegant flat with a total area of 73.27 m² is for sale. The flat is situated in a peaceful location, on the first floor of a terraced house - an ideal blend of comfort, style and practicality.

The flat is spread across two levels:

- The lower level includes: entrance hall, modern kitchen, spacious living room with dining area, bedroom and bathroom,
- The upper level includes a hallway, two bedrooms and toilet.

On the ground floor there is an additional storage room under the stairs and fridge, adding functionality and convenience when spending time in the garden.

The flat is very elegantly decorated, the spaces are airy with plenty of natural light. The furniture and equipment of the flat are new and have been minimally used.

The apartment has been thoroughly renovated:

- new PVC joinery has been installed,
- security door is installed,
- electricity and water installations were changed,
- completely renovated bathroom,



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- renovated floor coverings,
- a new staircase was built,
- new quality furniture and modern lighting,
- inverter air conditioners in all rooms for a comfortable temperature throughout the year.

Private garden - green oasis

The flat has a fenced garden of 49 m², which includes a spacious covered terrace - the perfect spot for relaxing, barbecuing or dining outdoors. There is also an additional storage room for tools and garden equipment next to the garden.

A special advantage of this apartment is the LOCATION, within walking distance there is a beach, restaurant, grocery store, supermarket, cafe and more.