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|-----------------------------------|---------------|
| <b>Code :</b>                     | 02253         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 33 m2         |
| <b>Garden size :</b>              | 0 m2          |
| <b>Distance from city :</b>       | 20 m          |
| <b>Distance from sea :</b>        | 20 m          |
| <b>Floor :</b>                    | 2             |
| <b>Number of floors :</b>         | 0             |
| <b>Number of rooms :</b>          | 2             |
| <b>Number of bedrooms :</b>       | 1             |
| <b>Number of bathrooms / WC :</b> | 1 / 0         |
| <b>Year of last adaptation :</b>  | 2015          |
| <b>Energy efficiency :</b>        | Not specified |
| <b>Balcony :</b>                  | Yes           |
| <b>Climate :</b>                  | Yes           |
| <b>Heating - Electricity :</b>    | Yes           |
| <b>Carpentry - PVC :</b>          | Yes           |
| <b>Furnished :</b>                | Yes           |
| <b>Depository :</b>               | Yes           |
| <b>Agency commission :</b>        | 3 % + PDV     |

**Price :** 175.000 €

S374

Apartment in the very center of Poreč – excellent location, just a few steps from the sea!

Renovated apartment of 33 m<sup>2</sup>, located on the 2nd floor of a residential building in one of the most sought-after locations in Poreč, such properties in the very center of the city are extremely rare on the market and represent an excellent opportunity for living, vacation or tourist rental.

The apartment has a functional layout and consists of an entrance hall, bathroom, bedroom and kitchen and dining room with access to a sunny terrace, ideal for morning coffee or relaxation during the day.

The property is renovated, tidy and ready to move in immediately. The apartment also comes with a basement room in the basement, which provides additional storage space.

The biggest advantage of this property is certainly its superb location. Located in the very heart of Poreč, it is just a few steps from the sea, the waterfront, restaurants, cafes, shops and all the amenities necessary for a comfortable life. You almost don't need a car here because everything is within reach.

Whether you are looking for a property for your own residence, a weekend getaway or a secure investment with excellent tourist rental potential, this



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apartment represents a rare opportunity on the market.

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