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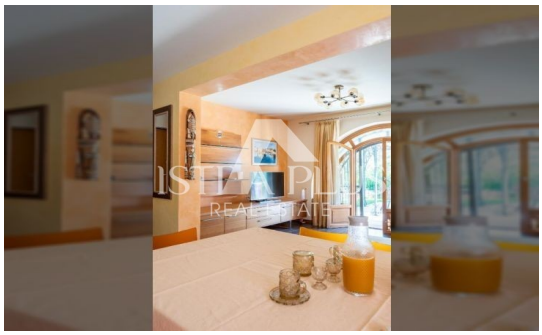



Code :	02290
Location :	Poreč
Building size :	149.60 m2
Garden size :	0 m2
Distance from city :	400 m
Distance from sea :	800 m
Floor :	Ground floor
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	2 / 0
Year of construction :	2007
Energy efficiency :	Not specified
Parking lot :	Yes
Climate :	Yes

Price : 590.000 €

S387
Ground-floor apartment of 149.60 m² with a swimming pool, two terraces, and a large garden
For sale in Vabriga is a spacious ground-floor apartment measuring 149.60 m², featuring a landscaped, enclosed garden and an 11 × 4 m swimming pool. Two terraces and a generous yard provide ample space for morning coffee, al fresco dining, or relaxing by the pool after a day at the beach.

The apartment comprises an entrance hall, a kitchen with a dining area and living room, four bedrooms, two bathrooms, and two terraces. It is effectively divided into two separate residential units, each with its own private entrance. This layout allows one unit to be used for personal residence, while the other can accommodate guests or be used for tourist rentals. The separate entrances ensure greater privacy when both units are occupied simultaneously.

A swimming pool serves as the centerpiece of the landscaped yard, while the expansive grounds offer plenty of room for sun loungers, socializing, and outdoor family activities. The ground-floor positioning makes the terraces and yard highly accessible for everyday use.

The beach is 800 m away, a shopping center is 700 m away, and a restaurant is just 50 m away. The proximity to these amenities makes the location convenient for daily living and ideal for vacations, while the two-unit configuration offers flexibility for those looking to combine personal use with tourist rentals.