

ISTRIA ADRIA

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Code :	11131
Location :	Poreč
Building size :	104 m ²
Garden size :	0.00 m ²
Distance from center :	1800 m
Distance from sea :	1100 m
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2014

Price : 418.000 €

For sale is an elegant two-story apartment located in Poreč. The apartment has a total area of 104 m² (usable 94.6 m²) and features modern decor and exceptional comfort.

On the first floor, there is a kitchen with a dining area, two bedrooms, and a spacious bathroom. The second floor offers a sense of luxury and open space with a large living room, a storage room, an additional bathroom with a toilet, and a large terrace of approximately 40 m² that provides a beautiful view of the sea.

The terrace is equipped with an electric awning, garden furniture, has water supply and electricity, and the possibility of installing a whirlpool - a perfect place for relaxation.

The apartment is fully and very tastefully furnished, ready for immediate occupancy or tourist rental, and has a valid categorization.

Included with the apartment is a large, well-maintained basement (with ceramic tiles) and a private parking space. There is also a shared pool for residents, a landscaped garden of about 1000 m², fitness equipment, and a children's playground.

This property is an ideal combination of comfort, luxury, and an excellent investment - whether for living, vacationing, or tourist rental.

For any additional information and to arrange a viewing of the apartment, please