

## ISTRIA ADRIA

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<b>Code :</b>	12267
<b>Location :</b>	Poreč
<b>Building size :</b>	86 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	7500 m
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022

Price : 293.500 €

For sale is a modern apartment on the first (top) floor of a building, located in a quiet environment, just a 10-minute drive (approximately 7 km) from the center of Poreč. The apartment consists of a kitchen, dining area, and living room with access to a terrace (4.14 m<sup>2</sup>), as well as two bedrooms. It is equipped with air conditioning and underfloor heating in the bathroom.

A unique feature of the apartment is a separate entrance on the ground floor, which includes a practical storage area for a washing machine and dryer, as well as a water filtration system. Additionally, the property includes a room of 11.53 m<sup>2</sup> on the upper floor with access to a spacious rooftop terrace with a jacuzzi and water installations.

The apartment includes two parking spaces and represents an excellent opportunity for comfortable living or investment.

For more information, please