ISTRIA ADRIA
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Code :	14146
Location :	Poreč
Building size :	115 m2
Lot size :	281.30 m2
Garden size :	0.00 m2
Distance from center :	4800 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2000

Price :	299.000 €

For sale is an apartment on the ground floor of a family house built in 2000, located in a quiet and well-maintained neighborhood ideal for family life or vacation. The house has a new facade, and the apartment comes with its own yard and two parking spaces.

The total usable area is 115 m², of which:
- 80.28 m² – living area of the apartment
- 27.14 m² – covered terrace
- 281.30 m² – garden (56.23 m² + 225.07 m²)

The apartment features a functional and spacious layout that ensures maximum comfort:
- 2 bedrooms
- bathroom
- large living room with dining area
- fully equipped and functional kitchen
- access to a spacious covered terrace
- private garden suitable for relaxation, children's play, or gardening activities
- private parking for two vehicles

It is located just 5–6 minutes by car from the center of Poreč, in an area that offers peace, privacy, and separation from summer crowds, while still being close to the sea, beaches, promenades, restaurants, and shops. The area is rich in greenery and sports facilities, providing excellent opportunities for recreation, walking, and cycling.

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This apartment is an ideal choice for those seeking a peaceful environment, privacy, and a large outdoor space, while still being close to all urban amenities and the sea.