

## ISTRIA ADRIA

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 15168         |
| <b>Location :</b>             | Poreč         |
| <b>Building size :</b>        | 74 m2         |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Floor :</b>                | vp            |
| <b>Number of bedrooms :</b>   | 2             |
| <b>Number of rooms :</b>      | 2             |
| <b>Number of bathrooms :</b>  | 1             |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 1999          |

Price : 317.500 €

For sale is a functional apartment with an area of 74.29 m<sup>2</sup>, located on the high ground floor of a residential building surrounded by greenery.

The apartment was renovated in 2020 and has been regularly maintained, making it ready for immediate move-in without any additional investment. The functional layout ensures a comfortable and practical daily life, consisting of two rooms, a kitchen, a dining area, a bathroom, a separate toilet, a hallway, a terrace, and a storage room.

The property is equipped with three air conditioning units, providing a pleasant temperature throughout the year. The kitchen is included in the price of the property, while the rest of the furniture can be negotiated with the buyer.

Free parking is available in front of the building. All essential amenities are just a few minutes' walk away – restaurants, shops, cafes, promenades, sports facilities, and other services necessary for a comfortable stay throughout the year.

For more information and to schedule a viewing, please