

## EURO PARTNER

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<b>Code :</b>	00187
<b>Location :</b>	Poreč
<b>Building area :</b>	95 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	300 m
<b>Orientation :</b>	West

**Price : 265.000 €**

### BUILDING

<b>Number of rooms :</b>	4
<b>Energy class :</b>	in preparation

### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
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### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Sewerage :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes

An apartment for sale near the beaches and the center of Poreč. The apartment is located on the top floor of a residential building, it is 300 m from the beach and 500 m from the center, and has a panoramic view of the sea and the city of Poreč.

The apartment has 3 bedrooms, a living room with a dining room and a separate kitchen, a bathroom and a gallery on the second floor, which can be used as an additional bedroom or a storage room.

The apartment has recently been fitted with a new kitchen with appliances and new PVC joinery with blinds, and the floor in the living room has been changed.

Heating and cooling with air conditioners, but given the chimney, the possibility of heating with a wood or pellet stove.

Apartment is categorized for tourist rental. An excellent opportunity for investment or as a solution to the housing issue, considering the proximity of all facilities and the location, which is in high demand in Poreč.