

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00234
<b>Location :</b>	Poreč
<b>Building area :</b>	80.64 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Floor :</b>	Ground floor
<b>Distance from the center :</b>	5 km
<b>Distance from the sea :</b>	3 km
<b>Orientation :</b>	West

**Price : 399.000 €**

**BUILDING**

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2017

**AMENITIES**

<b>Loggia :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
---------------------------	-----

**INFRASTRUCTURE**

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

**DOCUMENTATION**

<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

A beautiful luxury apartment with a swimming pool is for sale near Poreč. The apartment is located in a quiet residential area 5km from the center of Poreč and 3km from the first beach.

The apartment also has its own garden of 110m<sup>2</sup>. The garden is located on both the front and back of the building, and in the front garden there is a swimming pool for complete enjoyment on hot summer days. The garden on the back of the building is perfect for relaxing and socializing during the hottest months.

The apartment is 80m<sup>2</sup> and consists of a living room, hallway, kitchen, 3 bedrooms, bathroom and a covered terrace.

Heating and cooling are provided by air conditioning.

The apartment has one parking space.

The apartment is rented during the tourist season, and is an opportunity for both those looking to solve their housing issue and those looking for an investment.

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.

The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.