

**EURO PARTNER**

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<b>Code :</b>	00265
<b>Location :</b>	Poreč
<b>Building area :</b>	85.97 m <sup>2</sup>
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Floor :</b>	2
<b>Distance from the center :</b>	2.5 km
<b>Distance from the sea :</b>	2.5 km

**Price : 329.000 €**

**BUILDING**

<b>Number of rooms :</b>	3
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	1996
<b>Year of renovation :</b>	2024
<b>Condition :</b>	Renovated

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	3

**HEATING & COOLING**

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

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

**DOCUMENTATION**

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

Are you looking for an apartment in Istria? The city of Poreč, a world-renowned tourist destination, is one of the most desirable choices. If you want to live in a location where you can reach shopping centers, schools, kindergartens, or restaurants within a few minutes' walk, we have the perfect opportunity for you!

Located on the second floor of a residential building in an attractive neighborhood, just 2.5 km from the city center, the sea, and the beaches, this modern apartment offers a total area of 85.97 m<sup>2</sup>, including 75.89 m<sup>2</sup> of living space and a 10.08 m<sup>2</sup> storage room on the

same floor.

Fully renovated in 2024, the apartment impresses immediately with its bright and elegant interior that creates a sense of spaciousness and comfort.

The layout was designed for modern living: a spacious entrance hallway leads to a stylish bathroom, two comfortable bedrooms, and an open-plan living area combining a living room, dining room, and kitchen with access to a large balcony — perfect for relaxing outdoors most of the year.

The building was constructed in 1996, and the apartment is being sold fully furnished with brand-new, unused furniture, exactly as shown in the photos. Every detail has been carefully selected with passion and attention, as the apartment was originally intended for the owner's personal use.

Heating: electric radiators and air conditioning; the bathroom features electric underfloor heating.

The price also includes a plot of land (140m<sup>2</sup>) adjacent to the building, fenced and accessible from an asphalt road — ideal for building a garage, summer kitchen, or other amenities, as it lies within a construction zone.

With its convenient location, this property truly offers everything you need — a playground for children nearby, a school, kindergarten, and bakery just a short walk away, and major shopping centers within a 5-minute drive.

If this description has sparked your curiosity, feel free to contact us — we'll be delighted to show you this exceptional property in person.

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.