

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



Code :	00309
Location :	Poreč
Building area :	90 m ²
Number of bedrooms :	2
Number of bathrooms :	2
Floor :	1

Price : 360.000 €

BUILDING

Number of rooms :	3
Number of floors :	2
Energy class :	in preparation
Year of construction :	2011

AREAS & SPACES

Basement :	Yes
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AMENITIES

Sea view :	Yes
Balcony :	Yes
Number of parking spaces :	1
Garage :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

Charming Two-Level Apartment with Sea View – Your Ideal Home in Poreč!

For sale is a spacious and bright duplex apartment of 90 m², located in a peaceful residential area of Poreč – just 800 meters from the sea and beach, and only 3 km from the picturesque town center.

A perfect blend of comfort, functionality, and breathtaking sea views! Situated on the first floor of a small residential building, the apartment is spread over two levels:

First Floor:

Spacious living room with plenty of natural light
 Modern kitchen with dining area and access to a covered terrace

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Comfortable bedroom with its own private terrace
Elegant bathroom

Second Floor:

Entrance hallway

Large master bedroom with access to a terrace offering panoramic sea views

Additional bathroom

The apartment is equipped with an air conditioning system for both heating and cooling, ensuring a comfortable atmosphere year-round.

Additional Features:

Private garden of 34 m² – ideal for relaxation, outdoor dining, or gardening

Garage of 16 m²

Two storage rooms, each 3 m², offering ample storage space

An excellent choice for family living, a holiday getaway, or as a rental investment.

The proximity to the beach and amenities makes this property a truly great opportunity!

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.