

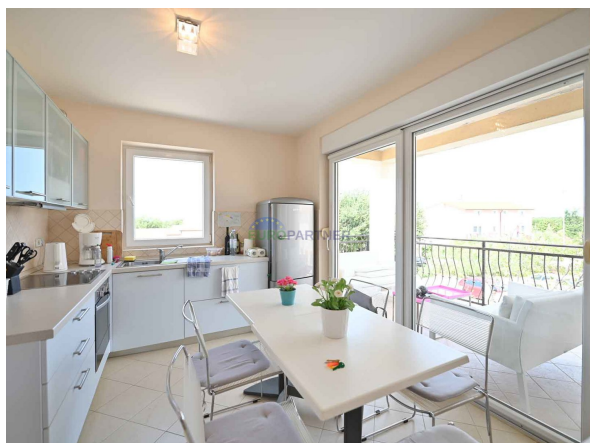
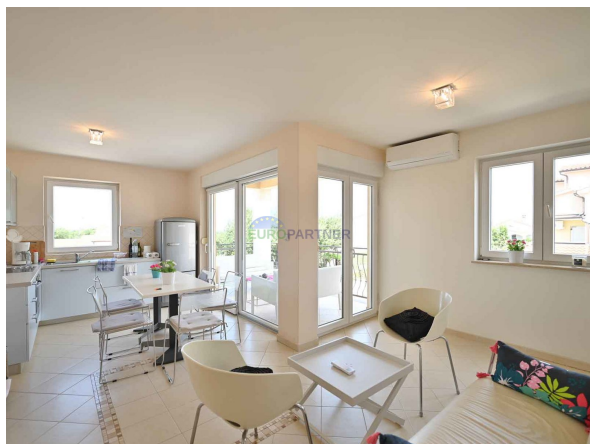
## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00319
<b>Location :</b>	Poreč
<b>Building area :</b>	94.92 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Floor :</b>	1
<b>Distance from the center :</b>	1.5 km
<b>Distance from the sea :</b>	1 km
<b>Orientation :</b>	West

**Price : 310.000 €**

### BUILDING

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

### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Garage :</b>	Yes

### HEATING & COOLING

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

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

In an attractive location in Poreč, just 1,000 meters from the beach, a spacious and functionally arranged four-bedroom apartment with a total area of 69.92 m<sup>2</sup> is for sale. It is located on the first floor of a well-built residential building, and is arranged over two floors that offer comfort and privacy.

The lower floor includes an entrance hall, a spacious and bright living room connected to the dining room and kitchen, from which there is an exit to a covered terrace with a sea view. On the same floor there is also a bedroom and a bathroom. The glass wall creates width in the space, lets in plenty of natural light, emphasizing the airiness of the space, and allows a beautiful view of the sea from the comfort of the interior. The terrace is a furnished outdoor dining area, a perfect place to enjoy the sunset.

On the upper floor there are two additional bedrooms and a bathroom. One bedroom has access to a terrace with a sea view - an ideal place to relax.

The apartment includes a garage (25 m<sup>2</sup>) in the basement of the

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building and an outdoor parking space in front of the building.

Heating and cooling are regulated by air conditioning. The apartment is sold fully furnished, including all appliances - ready to move in or as a tourist rental.

An ideal property for family life, vacation or as a rental investment, in a quiet environment with quick access to all amenities and beaches.

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.