



<b>Code :</b>	00371
<b>Location :</b>	Poreč
<b>Building area :</b>	71 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Floor :</b>	2

**Price : 255.000 €**

**BUILDING**

<b>Number of rooms :</b>	3
<b>Energy class :</b>	in preparation

**AMENITIES**

<b>Balcony :</b>	Yes
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**HEATING & COOLING**

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

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

**DOCUMENTATION**

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

This exclusive property is located in one of the most sought-after and rarely available areas, making it an ideal choice for buyers seeking a high-quality lifestyle by the sea. Situated just 500 meters from the crystal-clear waters and a well-maintained beach, it offers a unique opportunity to enjoy the Mediterranean way of life every day.

The apartment spans 71 m2 and features a comfortable and highly functional layout, consisting of two spacious bedrooms, one of which has access to a private terrace, a modern bathroom, a kitchen with dining area, and an elegant living room that opens onto a terrace with a beautiful open view of a peaceful residential neighborhood.

An additional benefit is a storage room in the building's basement, providing valuable extra space. The building is well maintained .

Public parking is available directly in front of the building, ensuring everyday convenience.

The location perfectly combines peace, privacy, and convenience, with the city center only minutes away, offering a wide selection of restaurants, shops, and essential services. The proximity to a school (200 m) further enhances its appeal, making it suitable for both family living and extended year-round stays.

Thanks to its exceptional micro-location and the growing international



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appeal of the region, this property represents a highly attractive investment opportunity. It is perfectly suited for year-round living, as well as for generating reliable rental income, with strong potential for long-term value appreciation.

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.