



<b>Code :</b>	00252
<b>Location :</b>	Poreč
<b>Building area :</b>	135 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	500 m
<b>Orientation :</b>	South
<b>Floor :</b>	2
<b>Number of levels :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Year of construction :</b>	2001
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 360.000 €

We are selling an apartment in a well-maintained residential building, located in the broader center of Poreč, with an area of 104.79 m<sup>2</sup> and an additional gallery of 40 m<sup>2</sup>.

Upon entering through the hallway, we arrive at a spacious and sunny living room with a kitchen. From the living room, there is access to a loggia through a glass wall. The apartment also includes two bedrooms that open onto a second loggia, a bathroom, and a laundry room that can be converted into a guest toilet with the necessary installations.

A staircase leads to a large gallery that can be used as an additional bedroom, and there is also a storage room. The apartment is in excellent condition, with recently renovated floors and lowered ceilings.

Heating is provided by air conditioning, a wood stove, and electric ceiling panels. The residential unit includes one parking space



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

and a storage room in the building's basement.

The apartment is located on a quiet street, in close proximity to the city center, yet away from the city's hustle and bustle.

For more information and to arrange a viewing, please feel free to contact us.