



<b>Code :</b>	00288
<b>Location :</b>	Poreč
<b>Building area :</b>	289 m <sup>2</sup>
<b>Distance from the sea :</b>	40 m
<b>Orientation :</b>	South-East
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	6
<b>Number of rooms :</b>	9
<b>Number of bathrooms :</b>	5
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	1968
<b>Year of renovation :</b>	2017
<b>Condition :</b>	Renovated
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes
<b>Septic tank :</b>	Yes

**Price** **1.166.000 €**

For sale is a house with a total area of 289 m<sup>2</sup> located in the historic core of the town of Poreč.

The house spans three floors, each with separate meters for electricity and water. On the ground floor, there is an apartment of 95 m<sup>2</sup> consisting of a kitchen, living room and dining area, two bedrooms, two bathrooms, and a laundry room. The apartment opens onto a terrace of 32 m<sup>2</sup>.

On the first floor, there is an apartment of 94 m<sup>2</sup> which includes a kitchen, dining room, and living room, three bedrooms, and two bathrooms.

On the second floor, in the attic, there is a third apartment of 75 m<sup>2</sup> with an additional staircase of 25 m<sup>2</sup>. This apartment consists of a kitchen and living room with dining area, one bedroom, and one bathroom.

All windows in the house are equipped with insect screens. Underfloor heating has been installed throughout the ground floor, as well as in the bathrooms and kitchens of the apartments on the upper floors. Air conditioning units are present in every



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room. The house is equipped with a video intercom system, and the main entrance is opened via a fingerprint system.

The complete renovation of the house was carried out in 2017, using high-quality materials and fixtures. The house is sold fully furnished.

All apartments are separately titled, which further enhances the functionality and potential use of this property.

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