



<b>Code :</b>	00384
<b>Location :</b>	Poreč
<b>Building area :</b>	370 m <sup>2</sup>
<b>Land area :</b>	545 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	800 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	6
<b>Number of rooms :</b>	9
<b>Number of bathrooms :</b>	4
<b>Storage room :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2005
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **870.000 €**

For sale is a detached apartment house located 800 meters from the sea, on a plot of land measuring 545 m<sup>2</sup>. The total living area is 370 m<sup>2</sup>, distributed over three floors.

The ground floor features a spacious three-bedroom apartment of 130 m<sup>2</sup>, which consists of a kitchen, dining room, living room, three bedrooms, two bathrooms, and a storage area under the staircase.

On the first floor, there are two apartments categorized for rental:

- The first apartment has two bedrooms with a bathroom, a kitchen, a living room, and a terrace, with a total area of 55 m<sup>2</sup>.
- The second apartment has one bedroom with a bathroom, a kitchen, a living room, and a terrace, with a total area of 50 m<sup>2</sup>.

All apartments are air-conditioned, fully furnished, and equipped, with large spacious terraces. The house has the first phase of central heating installed.

The attic is unfinished, with plumbing, electrical, and sewage installations already in place. The total area of the attic is 121 m<sup>2</sup>, of which about 60 m<sup>2</sup> has a height of 160 to 180 cm.



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The house has an energy certificate rated C. It is sold with complete furniture and equipment.

Year of construction: 2005.

Year of legalization: 2010.

In addition to the connection to the city water supply, the house also has its own underground water source.

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