



<b>Code :</b>	01338
<b>Location :</b>	Poreč
<b>Building size :</b>	50 m <sup>2</sup>
<b>Garden size :</b>	15 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	6000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	1 / 0
<b>Number of parking lots :</b>	1
<b>Year of construction :</b>	2009
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

Price : 220.000 €

For sale is a charming first-floor apartment in a small building with a spacious terrace and a sea view. The 50 m<sup>2</sup> + 15 m<sup>2</sup> terrace. Apartment includes an entrance hallway, kitchen, dining area, living room with access to a 15 m<sup>2</sup> large terrace, two bedrooms, and a bathroom. The property also offers shared access to a pool and a tennis court.

The apartment is equipped with air conditioning units for heating and cooling and is well-maintained. The building consists of only 5 residential units.

The price includes all the furniture shown in the pictures, and there is a dedicated parking space. This apartment is suitable for both residential and tourist purposes, located 6 km from Porec and 5 km from the sea. Nearby amenities include restaurants, Istrian taverns, and shops.

There is an additional monthly fee of approximately €40 for the maintenance of the pool, tennis court, and building management.