



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02348
Location :	Poreč
Building size :	75 m ²
Lot size :	150 m ²
Distance from center :	200 m
Distance from sea :	1500 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 280.000 €

Istria, Poreč area – spacious ground-floor apartment with a large private garden

In a quiet and pleasant village in the Poreč area, a spacious ground-floor apartment with a total living area of 75 m² is for sale, featuring a large private garden of 150 m².

The apartment stands out for its excellent layout, functionality and plenty of natural light. It consists of an entrance hall, a spacious living room connected to the kitchen and dining area, two bedrooms, a bathroom, a separate toilet/laundry room and a practical storage room.

The interior is pleasant and carefully arranged, with custom-made furniture. The apartment is sold with most of the furniture, allowing the future owner to move in quickly and easily without major additional investment.

A special value of this property is the private garden with a total area of 150 m², which gives the apartment the feeling of living in a house. In front of the apartment there is a fenced garden of approximately 50 m² with a covered terrace, ideal for enjoying, relaxing or spending time outdoors. The rear part of the garden extends over an additional 100 m² and is enriched with Mediterranean plants and trees, providing peace, privacy and a pleasant atmosphere throughout the year. In this part of the garden, there is the possibility to arrange a summer kitchen, a barbecue fireplace or an additional area for socializing and outdoor living.

The apartment is equipped with an air conditioning unit for heating and cooling, has a chimney and preparation for central heating, which gives the future owner additional flexibility in arranging and using the space.



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The location is extremely practical – the sea, beaches and tourist facilities are approximately 1.5 km away, while Poreč and Novigrad are approximately 15 minutes away by car. All necessary amenities for comfortable everyday living are nearby, as well as attractive destinations on the west coast of Istria.

This property is an excellent choice for those looking for a comfortable apartment with plenty of outdoor space, a peaceful location and proximity to the sea. It is ideal for family living, holidays or as a secure investment in Istria.

Do not miss the opportunity to purchase an apartment that offers a rare combination of privacy, a spacious garden and an excellent location near Poreč and the sea.