



Code :	02357
Location :	Poreč
Building size :	54 m2
Lot size :	190 m2
Distance from center :	3000 m
Distance from sea :	900 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Year of construction :	2007
Energy efficiency :	Not specified

Price : 270.000 €

Istria, Poreč – ground-floor apartment with a large garden and sea view

For sale is an apartment in a smaller residential building, located in a sought-after area of Poreč, just a few minutes' walk from the sea, the beach and the town centre.

A special feature of this property is the large private garden of approx. 190 m², which offers peace, privacy and an ideal space for enjoying outdoor living. The garden offers a beautiful sea view, which further enhances the attractiveness of this property.

The apartment consists of a living room with access to a smaller terrace, a kitchen with dining area, two bedrooms and a bathroom. The living room also offers a sea view, while the dining area provides direct access to another spacious covered terrace. This creates a pleasant connection between the indoor and outdoor areas and makes the apartment even more functional and comfortable for everyday living.

The large covered terrace is used as a space for relaxation and social gatherings, and if desired, it can be closed with an awning that provides additional privacy. There is also the possibility of enclosing it with glass walls, creating an additional space that can be arranged according to the wishes of the future owner, for example as a summer kitchen, an additional living area or a pleasant area for socializing.

The property is well maintained, tidy and is sold fully furnished and equipped. The apartment also includes one parking space and a storage room in the basement of the building.

This property represents an excellent opportunity both for solving a housing need and as an investment. Its excellent location, spacious private garden,





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sea view from the yard and living room, and proximity to the beach make it ideal for year-round living, as a holiday home or as an investment for tourist rental.