



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM PREMIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	02003
<b>Location :</b>	Poreč
<b>Building size :</b>	86 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	200 m
<b>Floor :</b>	4
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Old price :** 295.000 €

**New price :** 265.000 €

Istria, Poreč - 200m from the sea and the center of Poreč

An apartment for sale in a renovated building only 200m from the sea and the center of Poreč with a beautiful terrace and an even better panoramic view of the sea and the city.

The apartment consists of a living room with a dining room and a separate kitchen, 3 bedrooms, a bathroom, a gallery on the second floor, which can be used as an additional bedroom or a storage room, and a beautiful terrace with a truly enchanting view of the old town of Poreč and the sea.

The apartment has recently been fitted with a new kitchen with appliances, new PVC joinery with blinds, and the floor in the living room has been changed.

The apartment is heated and cooled by air conditioners, with a functional chimney and the additional possibility of heating with wood or pellets.

Free parking is located at the entrance of the building.

The apartment has a storage room in the basement.

The apartment is categorized for tourist rental and is sold fully equipped and furnished.



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This apartment is a great opportunity for investment or as a solution to the housing issue, given the proximity of all facilities and the location, which is in high demand in Poreč.