PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
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Code :	02348
Location :	Poreč
Building size :	75 m2
Lot size :	150 m2
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 :	260.000 €

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

In a quiet and pleasant neighborhood near Poreč, a spacious ground floor apartment with a total 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 abundance of natural light. It consists of an entrance hallway, 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 cozy and carefully decorated, with custom-made furniture, and the apartment is sold with most of the furniture, allowing the future owner to move in quickly and easily without significant additional investments.

A special value of this property is the private yard with a total area of 150 m², which gives the apartment a 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 socializing outdoors. The back part of the yard extends over an additional 100 m² and is enriched with Mediterranean herbs and trees, providing peace, privacy, and a pleasant atmosphere throughout the year. In this part of the garden, there is a possibility to arrange a summer kitchen, a barbecue, or additional outdoor living space.

The apartment is equipped with an air conditioning unit for heating and cooling, has a chimney, and is prepared for central heating, giving the future

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owner additional flexibility in arranging and using the space.

The location is extremely convenient – the sea, beaches, and tourist amenities are approximately 1.5 km away, while Poreč and Novigrad are about a 15-minute drive by car. Nearby, there are all the necessary amenities for a pleasant daily life, as well as attractive destinations on the western coast of Istria.

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

Don’t 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.