PARENTIUM PREMIUM REAL ESTATE
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Code :	02456
Location :	Poreč
Building size :	70 m2
Lot size :	0 m2
Distance from center :	4000 m
Distance from sea :	4000 m
Floor :	1
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	A+

Price :	350.000 €

In a quiet neighborhood near Poreč, a modern apartment with two bedrooms, a large private rooftop terrace, and a sea view is for sale. The apartment is located on the first floor of a smaller residential building with only five residential units, just 4 km from the center of Poreč and 4 km from the sea.

The apartment features a functional and spacious layout. It consists of an entrance hallway, two bedrooms, a bathroom, a separate guest toilet, and a spacious open-plan living area that combines the kitchen, dining room, and living room.

From the living room, there is access to a 13 m2 balcony, providing additional space for outdoor living and relaxation.

A special value of this property is the private rooftop terrace measuring an impressive 55 m2 with a sea view. The terrace is accessible via an external staircase, and its size allows for the arrangement of an attractive private area for relaxation and socializing. Necessary connections and drains for the installation of a summer kitchen and a jacuzzi have already been made, providing the future owner with the opportunity to further customize the space according to their preferences.

The apartment is partially furnished and equipped with Mitsubishi air conditioning units for heating and cooling. The bathroom has electric underfloor heating, while the installed chimney allows for the additional option of installing a fireplace or wood stove.

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The apartment also includes two private parking spaces.

Main features
- Two bedrooms
- Bathroom + separate toilet
- Spacious open-plan living area
- Balcony of 13 m2
- Private rooftop terrace of 55 m2
- Sea view
- Preparation for a summer kitchen on the rooftop terrace
- Preparation for a jacuzzi/hydromassage pool
- Mitsubishi air conditioning units
- Electric underfloor heating in the bathroom
- Chimney for a fireplace or wood stove
- Two private parking spaces
- Smaller building with only five apartments
- 4 km from the center of Poreč
- 4 km from the sea

The peaceful location, proximity to Poreč and the sea, and the large private rooftop terrace with a sea view make this apartment particularly appealing to buyers looking for a property for year-round living or vacation in Istria. Thanks to the layout, two bedrooms, and attractive outdoor space, the property also has excellent potential for tourist rental.