ID: 2713

APARTMENT IN AN ATTRACTIVE LOCATION

Poreč

384,500 €
5,654 €/m^2







What makes Poreč so interesting is its rich cultural heritage, which bears witness to its turbulent history. The peninsula on which the old town of Poreč developed was first settled by the Illyrian tribe of Histri. However, it was given its current form by the Romans, who occupied it more than two millennia ago and named it Parentium. The historic core of the city still preserves its ancient form, and the two main streets still bear the same names as they did two thousand years ago, Cardo and Decumanu. The surrounding settlements of the city of Poreč offer the much-sought-after peace, surrounded by greenery, and breathtaking views.

In one such settlement, this two-bedroom apartment on the ground floor of a residential building with five apartments that is under construction will be located. It will consist of a

hallway, two bedrooms, a living room with access to a 9 m2 loggia, a kitchen with a dining room, a bathroom, and a living area of 68 m2. The apartment will also have a 120 m2 garden with irrigation, as well as a storage room on the ground floor located under the stairs. The apartment will have one parking space (with preparation for a car charger) and another storage room that will be located outside the building.

Heating and cooling will be regulated with a Mitsubishi air conditioner and electric underfloor heating will be installed in the apartment. The joinery will be Wicona aluminum profile with triple-layer glass and RAL 7039 roller shutters, while the entrance door will be aluminum with a code and LED lighting on the handle. The entire building is planned to be covered with three-layer oak parquet, while the bathroom and loggia will be equipped with high-quality ceramics. The bathroom will be equipped with Hansgrohe sanitary ware. The apartment will have a burglar-proof and fire-resistant entrance door and built-in video surveillance.

The aforementioned property represents a very interesting opportunity given its high-quality construction, equipment, proximity to the center of Poreč as well as all the accompanying facilities necessary for everyday life, and offers the future owner the opportunity to enjoy it or engage in tourist rental, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Poreč	PROPERTY ID	2713
PRICE	384,500 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	68 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	Storage room
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Zonal, Air conditioning, Floor heating, Wood stove	JOINERY	Aluminum, Excellent
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-

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OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Loggia
- Pantry
- Garden

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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