

## Prostrani dvoetažni stan u Poreču, Poreč, Flat



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Prostrani dvoetažni stan u Poreču  
Property for: Sale  
Property area: 200 m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 2  
Price: 525,000.00 €  
Updated: Oct 29, 2024

#### Condition

Built: 1999

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440



## Additional information

Energy efficiency: In preparation

## Parking

Covered parking space: yes

## Description

Description:

Poreč, Spacious Apartment – Perfect for Family Living or Investment A comfortable two-story apartment for sale in Poreč, with a total area of 200 m<sup>2</sup>, ideal for family living or as an investment with the potential to divide into two separate units. Each floor has its own entrance, ensuring complete privacy and flexible usage options. Upper Floor: This floor includes three bedrooms, a spacious bathroom, a living room, and a fully equipped kitchen. Additionally, there are three terraces, one featuring an enclosed 20 m<sup>2</sup> section—perfect for enjoying sunny days. The upper floor offers maximum comfort with a dual heating system: central warm-air heating with pellets and two powerful 5.5 kW inverter air conditioners. The apartment also has an enclosed winter garden with underfloor heating and electric blinds, ideal for relaxation during colder months. With two separate entrances from the north and south sides, privacy and convenience are guaranteed. Lower Floor: The lower floor features two bedrooms, a bathroom, a living room, and a kitchen, along with its own winter garden with underfloor heating. Ventilation in both apartments is managed by an innovative Lunos system, ensuring a healthy and comfortable indoor climate year-round. The apartments are being sold fully furnished with custom-made, high-quality furniture from 2023, allowing for immediate occupancy without additional investment. The property includes two parking spaces in the public parking area and two covered parking spaces in the private garden. Located in a quiet part of Poreč, the property is within walking distance of all essential amenities, including schools, shops, healthcare facilities, and the city center. This property offers a fantastic opportunity for those looking for family living in a comfortable setting, with the option to rent out one part of the apartment while enjoying the other. ID CODE: 1044-28

## Additional contact info

Reference Number: 668137  
Agency ref id: 1044-28  
Contact phone: 052210824