

## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2705
<b>Location :</b>	Poreč
<b>Building size :</b>	52 m2
<b>Garden size :</b>	80 m2
<b>Distance from center :</b>	2.5 m
<b>Distance from sea :</b>	2.5 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Furnished :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Mosquito nets :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating (predisposition) :</b>	Yes
<b>Fenced property :</b>	Yes
<b>Condition :</b>	Renovated
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2012
<b>Year of adaptation :</b>	2023
<b>Additional building potential :</b>	Yes

For sale is a completely renovated and furnished apartment located near Poreč.

The apartment is spread over two levels - ground floor and first floor, with a total area of

52m2. On the ground floor there is a bathroom, as well as a kitchen and a living room with access to a covered terrace. The ground floor opens onto a beautifully landscaped and fenced courtyard measuring 80m2.

On the first floor there is a large hall with a bed for sleeping, a toilet and a spacious bedroom.

The apartment is equipped with air conditioning for heating and cooling, but there is also preparation for underfloor heating, which gives the future owner the option of choosing the type of underfloor heating.



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One parking space is included with the apartment.

The apartment is located in a convenient location that offers peace and quiet, but at the same time is close to all the necessary amenities for everyday life. It is only 2.5km from the center of Poreč and the well-maintained beaches.