



DAMAC d.o.o.

## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	23373
<b>Location :</b>	Poreč
<b>Building size :</b>	39 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	400 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	1981
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 164.800 €

For sale is a charming two-story apartment with an area of 39 m<sup>2</sup>, located on the 2nd (top) floor of a residential building in a quiet part of Červar Porat, just 400 meters from the sea.

### Room layout:

- Kitchen
- Dining area with living room
- Bedroom
- Bathroom
- Balcony.

### Advantages:

- Ideal orientation - the apartment is shaded throughout the day, making it extremely comfortable to stay in even during the summer
- Balcony protected from direct sunlight - perfect for relaxation
- Quiet location, free from noise, yet close to all amenities
- Free parking in front of the building.

### Equipment and condition:

- The apartment is fully furnished and ready to move in
  - New washing machine
  - New air conditioner
  - New bed with two mattresses (never used)
  - TV, refrigerator.
- At the buyer's request, the apartment can be handed over empty.

Perfect for vacation, renting, or living in a peaceful Mediterranean



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environment, close to the sea and everything Istria has to offer.

For more information, feel free to contact us:

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