



PARENTIUM PREMIUM  
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01006
<b>Location :</b>	Poreč
<b>Building size :</b>	121.50 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Old price : 424.100 €

**New price : 402.000 €**

Istria, Porec

This rare and luxurious penthouse with an area of

121.5 m<sup>2</sup> is located in a quiet and attractive location near beautiful beaches and not far from the center of Poreč.

The penthouse is part of an intimate building of only 4 residential units with 4 apartments that will have a view of the sea from all floors. There will be a public parking lot in front of the building, and the view will not be obscured by the fence on one side.

In this penthouse with a separate entrance from the ground floor, you can directly go up to the 1st floor, where there are 2 bedrooms, one of which has its own bathroom, an additional bathroom, a storage room, a boiler room, a spacious living room with a kitchen, dining room, fireplace and a terrace overlooking beautiful view of the sea.

We climb another staircase inside the apartment to the 2nd floor, where there is an additional bedroom with a bathroom or, according to the customer's wishes, a sauna and jacuzzi with a toilet, shower, and a changing room.



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On this floor there is a roof terrace of 30m<sup>2</sup> with a panoramic view of the old town of Poreč and the sea that stretches all the way to Novigrad.

Underfloor heating is installed in the entire apartment with air conditioners in all rooms.

2 parking spaces in front of the building belong to this excellent penthouse.

A rare location and a roof terrace with a phenomenal view are truly rare on the current market, and this apartment is an opportunity for lovers of rest and hedonistic enjoyment.