



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01229
<b>Location :</b>	Poreč
<b>Building size :</b>	124.82 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	2500 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>	2
<b>Number of toilets :</b>	1
<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>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 435.625 €

Istria, Poreč

A great luxury duplex apartment with a roof terrace and a jacuzzi is for sale not far from the city of Poreč.

APARTMENT 3 (FLOOR PLAN IN GREEN)

The apartment is located in a quiet location in a newly built residential building with 4 apartments.

The duplex apartment is located on the first and second floors.

On the first floor there is an entrance hall, a laundry room with a toilet, a room for a wardrobe or other purpose, and one bedroom with its own bathroom.

In the hallway, stairs lead to the second floor.

On the second floor there are two bedrooms, one bathroom and a large living room with a kitchen and dining area, from which there is an exit to the terrace that offers a beautiful panoramic view of the sea.

The terrace has connections for a jacuzzi.

The living room and bathrooms have underfloor heating and the bedrooms have air conditioning.

The apartment has one parking space in front of the building, and another one can be purchased for an additional fee.

There is a connection for an electric car charger in the parking lot.

In the basement of the building there is a storage room of 6.51m<sup>2</sup>.

This apartment is an ideal solution for housing or as an investment for tourist purposes.