



PARENTIUM PREMIUM  
*Real Estate*

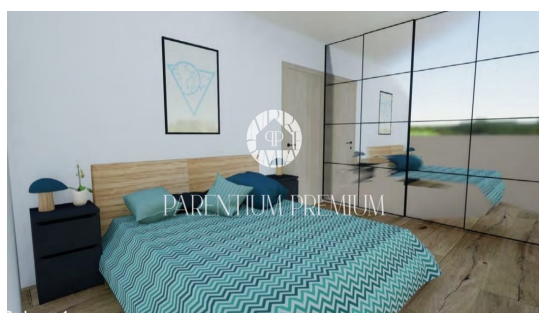
## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)

web: [www.parentium-realestate.com](http://www.parentium-realestate.com)

info: +385 99 21 46 917 | +385 98 99 46 041



<b>Code :</b>	01238
<b>Location :</b>	Poreč
<b>Building size :</b>	126 m2
<b>Lot size :</b>	150 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	2000 m
<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>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Price : 340.000 €

Istria, Porec

This new semi-detached house with 2 residential units, each with 126 m2 of living space and 150 m2 of yard, is located just 4 km from the center of Poreč and 2 km from the well-maintained beaches.

Both houses have an identical layout divided into 3 floors.

On the ground floor there is a living room with a kitchen and dining room, a bathroom and a storage room.

From the living room you can access the yard, where there is a covered summer kitchen with a fireplace intended for summer barbecues and socializing.

On the 1st floor we have 2 bedrooms and a bathroom.

The 2nd floor is reserved for the master bedroom with its own bathroom and a terrace with a beautiful view of the vineyards/olive groves and the sea. A truly fantastic view from the terrace enables daily romantic sunsets along the sea horizon.

The houses will be equipped with electric underfloor heating and air conditioning for summer cooling.

The completion of all works is expected by the summer of 2024.



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An excellent location and a phenomenal view make these houses interesting for anyone looking for their future oasis of peace in the heart of Istria.