



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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|                                   |                      |
|-----------------------------------|----------------------|
| <b>Code :</b>                     | 01245                |
| <b>Location :</b>                 | Poreč                |
| <b>Building size :</b>            | 74.04 m <sup>2</sup> |
| <b>Lot size :</b>                 | 0 m <sup>2</sup>     |
| <b>Distance from center :</b>     | 4000 m               |
| <b>Distance from sea :</b>        | 2500 m               |
| <b>Floor :</b>                    | 1                    |
| <b>Number of floors :</b>         | 2                    |
| <b>Number of rooms :</b>          | 3                    |
| <b>Number of bedrooms :</b>       | 2                    |
| <b>Number of bathrooms :</b>      | 1                    |
| <b>Number of toilets :</b>        | 1                    |
| <b>Parking :</b>                  | Yes                  |
| <b>Electric heating :</b>         | Yes                  |
| <b>Underfloor heating :</b>       | Yes                  |
| <b>Air conditioning heating :</b> | Yes                  |
| <b>Year of construction :</b>     | 2023                 |
| <b>Energy efficiency :</b>        | Not specified        |

**Price :** 268.858 €

Istria, Poreč and the surrounding area

Only 2.5 km from the well-maintained beaches of Poreč, this modern apartment with as many as 2 terraces is located on the 1st floor of a residential building with a total area of

74.04m<sup>2</sup>.

The apartment consists of an entrance hall, an open space living room with a kitchen and a dining room that leads to a large sunny terrace.

There are 2 more bedrooms in the apartment, one of which has its own balcony and an additional bathroom and separate toilet.

Electric floor heating will be installed in the entire apartment along with air conditioners for summer cooling.

The apartment has a parking space in the courtyard of the building.

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

A total of 2 apartments are available on the 1st floor and can be booked now.

Proximity to the beach and the center of the city of Poreč in a quiet location with all the amenities needed in everyday life is a great opportunity for everyone!