



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01303
<b>Location :</b>	Poreč
<b>Building size :</b>	77 m <sup>2</sup>
<b>Lot size :</b>	120 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	600 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</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 :** 336.480 €

In a small quiet place, only 7 kilometers from Poreč and 600 meters from the sea, there is a Residence with exclusive apartments. A luxurious new building with 8 apartments and an elevator was built and equipped with the highest quality materials.

This is a place worth getting to know, the home of fishermen and olive growers, known for its hospitality and tradition of preserving old customs. It is also known for its olive oil and Istrian wine, surrounded by forests and olive groves. Just a kilometer away are all the necessary facilities such as shopping centers, post office, bank, kindergarten, school.

Apartment for sale on the ground floor, size 76.91 m<sup>2</sup> with a garden of 120.57 m<sup>2</sup>, where there is a jacuzzi and a lounge. The external aluminum carpentry is from the brand Schuco and the internal from the leading European manufacturer Garofoli. The floors are wood-multilayer parquet suitable for underfloor heating, and the bathrooms have first-class ceramics and Catalano sanitary ware. Underfloor heating and Mitsubishi air conditioning were installed throughout the apartment.

The apartment consists of an entrance hall, a living room with a kitchen and a dining room, a bathroom, two bedrooms and a storage room, a terrace and a garden.

It has its own parking space. The planned completion is in the spring of 2023.

This property offers the future owners the enjoyment of luxury combined with peace, within easy reach of organized beaches but also wild ones for perfect intimacy, close to beautiful hidden bays, surrounded by pure forest and untouched nature. It is also ideal for investing in tourism, with the certainty that guests will always return to this place.