



PARENTIUM PREMIUM  
*Real Estate*

PARENTIUM REAL ESTATE

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<b>Code :</b>	01308
<b>Location :</b>	Poreč
<b>Building size :</b>	163 m <sup>2</sup>
<b>Lot size :</b>	279 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	3000 m
<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>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric 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>	n/a
<b>Energy efficiency :</b>	Not specified

Old price : 420.000 €

**New price :** 390.000 €

Istria, Porec

This beautiful house with two duplex apartments is located in a sought-after location in the suburbs of Poreč.

The house consists of three floors, and is divided into a basement, ground floor and first floor.

In the basement of the house there is a small summer kitchen, a machine room for central heating and a laundry room.

The ground-floor apartment of 46 m<sup>2</sup> consists of an entrance hall, living room with kitchen and dining room, bathroom and two bedrooms.

An external staircase leads to an apartment on the first floor of 57 m<sup>2</sup>, which consists of an entrance hall, a wardrobe, a living room with a kitchen and a dining room, a bedroom and a covered terrace.

Due to its quiet location and yet close to all facilities for life, this house is an excellent solution for the housing issue, and since it consists of two apartments, the future owner can rent it out for tourist purposes.