



PARENTIUM PREMIUM  
*Real Estate*

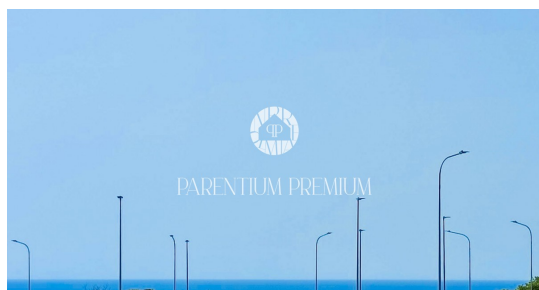
## PARENTIUM REAL ESTATE

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<b>Code :</b>	01322
<b>Location :</b>	Poreč
<b>Building size :</b>	86.45 m2
<b>Lot size :</b>	200 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<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>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Price : 350.000 €

Istria, Porec

This building with 4 residential units is located in an excellent location near beautiful beaches and not far from the center of Poreč.

This luxurious apartment on the ground floor with a separate entrance consists of an open living area where there is a kitchen with a dining area and a spacious living room.

Through the hall we reach the bathroom and 2 large bedrooms.

The entire living area is glazed and brings in a large amount of sunlight.

The living room leads to a covered terrace and a beautifully landscaped garden with a view of the sea.

There is a storage room on the outside of the apartment.

The apartment has a parking lot in the yard of the building.

Underfloor heating will be installed throughout the apartment, and each room will have a separate air conditioner.

All floors will be covered with quality parquet and ceramic tiles. The carpentry is PVC with built-in electric blinds.

The bathrooms will be fully equipped with top quality sanitary ware.

The apartments will be ready for occupancy at the beginning of 2024.

An excellent location in a newly built settlement, within easy reach of all facilities, make this property ideal for family life and tourist rental.