



PARENTIUM PREMIUM  
*Real Estate*

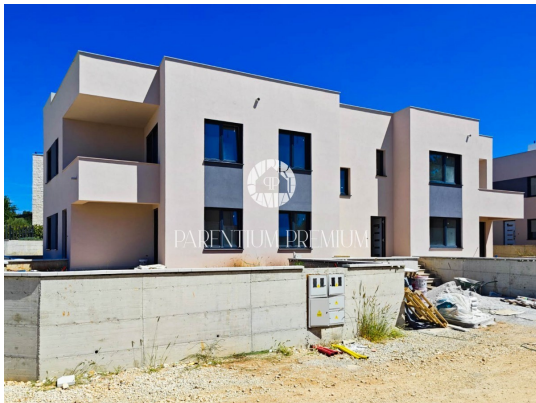
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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



<b>Code :</b>	01330
<b>Location :</b>	Poreč
<b>Building size :</b>	106.03 m <sup>2</sup>
<b>Lot size :</b>	99.82 m <sup>2</sup>
<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>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<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 :** 435.000 €

Istria, Porec

This excellent apartment with a garden on the ground floor with a total area of

106.03 m<sup>2</sup> is for sale in a highly sought-after location near the center of Poreč and beautiful beaches.

The apartment consists of an entrance hall with a wardrobe that leads us to a spacious living room where there is a living room and a kitchen with an open dining area.

Glass walls have been installed throughout the entire living area, allowing for a large influx of light.

From the living room there is a covered terrace and a beautifully landscaped yard with a total area of

99.82 m<sup>2</sup>.

In the yard, you can build a summer kitchen and install a jacuzzi for enjoyment and relaxation with a partial view of the sea.

There are also 3 bedrooms in the apartment, one of which has its own bathroom, and another additional bathroom for the remaining 2 bedrooms.

The apartment has 2 parking spaces in the yard, which will be connected by a path to a separate entrance that will be used only by this apartment,



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giving the new owners privacy and peace and separation from other tenants of this phenomenal building.

A storage room in the basement of 16.41 m<sup>2</sup> also belongs to this apartment.

The entire apartment will have underfloor heating on a heat pump and the first phase for air conditioning.

Construction materials will be of exceptional quality, which is known for this respected investor and his already completed projects.

The floors in the apartment will be covered with high-quality parquet, except for the floors in the bathrooms and the kitchen, where top quality ceramics will be installed.

The planned completion of construction is targeted for the 4th month of 2024.

A rare and excellent location in a new settlement with a beautiful ambience and the content and comfort offered by this property are an ideal investment for everyone.