



PARENTIUM PREMIUM  
Real Estate

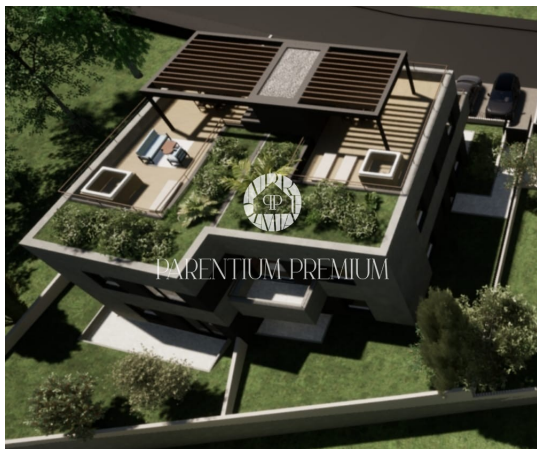
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01337
<b>Location :</b>	Poreč
<b>Building size :</b>	137.32 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</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>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Old price : 549.280 €

**New price :** 475.000 €

Istria, Porec

In a highly sought-after location near the center of Poreč and beautiful beaches, this excellent apartment with a total area of

137.32m<sup>2</sup> is for sale, located on the first floor with a roof terrace and a beautiful view of the sea!

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 you can access the covered terrace.

The apartment also has 3 bedrooms, a bathroom, and another additional toilet.

The internal staircase leads to the impressively large and spacious roof terrace with a total area of

106.39 m<sup>2</sup>, of which 34.90 m<sup>2</sup> belongs to the green belt on the roof for a truly fantastic atmosphere.



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The terrace offers a panoramic view of the sea that will not leave anyone indifferent.

With a beautiful view on the terrace, it is planned to install a jacuzzi, a summer kitchen and a pergola for additional protection from the sun, which complete this perfect ambience.

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

A storage room in the basement with an area of

20.94 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.