



PARENTIUM PREMIUM  
Real Estate

## PARENTIUM REAL ESTATE

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### A305

br.	prostorija	površina	kf	površina	
01	ULAZNI HODNIK	8.49	1	8.49 m <sup>2</sup>	
02	WC	1.60	1	1.60 m <sup>2</sup>	
03	KUHINJA	4.92	1	4.92 m <sup>2</sup>	
04	KUPAONICA	4.50	1	4.50 m <sup>2</sup>	
05	IZBA	1.29	1	1.29 m <sup>2</sup>	
06	BORAVAK	21.73	1	21.73 m <sup>2</sup>	
07	SOBA 1	12.69	1	12.69 m <sup>2</sup>	
08	SOBA 2	11.58	1	11.58 m <sup>2</sup>	
09	BALKON	13.79	0.5	6.90 m <sup>2</sup>	
STAN		80.59		73.70 m <sup>2</sup>	
10	PGM	25	17.82	0.5	8.91 m <sup>2</sup>
11	SPREM.	8	3.75	0.5	1.88 m <sup>2</sup>
UKUPNO		102.16		84.49 m <sup>2</sup>	

Code :	01394
Location :	Poreč
Building size :	84.49 m <sup>2</sup>
Lot size :	0 m <sup>2</sup>
Distance from center :	2000 m
Distance from sea :	800 m
Floor :	3
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Elevator :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	A+

Price : 344.000 €

For sale are elite apartments in a new residential area only 800 meters from the beautiful beaches and 2000 meters from the historic center of the city. It is a multi-apartment building with a total of 30 elite apartments. We offer apartment A305 with two bedrooms, guest toilet, bathroom, kitchen with dining area, living room, storage room and terrace. All apartments on the higher floors will have a view of the sea, the city of Poreč and the Mediterranean landscape.

In cooperation with the design studio, the interior of the building was designed with a luxuriously designed corridor area, a modernist elevator and an impressive entrance to the building with a futuristically designed garage. The building will be equipped with an elevator with an entrance station in the garage to each floor. The exterior and interior decoration of the building and apartments will meet high construction quality criteria as well as a high energy certificate A+: thermal facade system, storey heating and cooling system with inverter air conditioners in the living area of

the apartment and all rooms, top quality Italian ceramics and first-class laminates, entrance anti-burglary doors with coded keys, carpentry of high-quality PVC/ALU profiles with double IZO glass, electric underfloor heating in the bathrooms.

Mediterranean plants and trees will be planted in the surroundings of the building, which will raise the entire project to a higher level of horticultural decoration of this ultimate residence for future buyers.

The project is expected to be completed in December 2024.