



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>	01396
<b>Location :</b>	Poreč
<b>Building size :</b>	157.64 m <sup>2</sup>
<b>Lot size :</b>	159.06 m <sup>2</sup>
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	2500 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</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>Central heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 590.000 €

Istria, Poreč area

In the vicinity of the city of Poreč, not far from the well-maintained beaches, in a small tourist town, this luxurious apartment on two floors with a total area of

157.64 m<sup>2</sup> with a swimming pool in the yard is located.

**APARTMENT 2 (BLUE FLOOR PLAN)**

The apartment extends over two floors: ground floor and first floor.

The ground floor has a hallway, a spacious living room with an open-plan kitchen and dining room, one bedroom, a bathroom and a toilet.

The living room has direct access to a beautiful covered terrace of 12.90 m<sup>2</sup> and an uncovered terrace of 53 m<sup>2</sup> and a swimming pool in the yard of 17.50 m<sup>2</sup>.

The first floor is accessed by internal stairs.

There are two more bedrooms there, each with its own bathroom and access to a balcony of 10.60 m<sup>2</sup> with a view of the sea and the city of Poreč and the island of St. Nikola.

The apartment also has a parking space and a storage room in the basement.

The residential building is equipped with all communal infrastructure (road, city sewerage, electricity and water supply).



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The buyer is exempt from paying real estate tax.

The building is located in a quiet village near all important amenities (restaurants, pharmacies, bakeries, shops, etc.), and is surrounded by nature and greenery, making it an ideal opportunity for all those looking for an attractive property near the sea suitable for living, vacationing and renting for tourist purposes.