



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: office@parentium-realestate.com**

**web: www.parentium-realestate.com**

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



<b>Code :</b>	01434
<b>Location :</b>	Poreč
<b>Building size :</b>	253 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	500 m
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 1.200.000 €

Istria, Poreč - 500m from the sea!!!

This new luxury penthouse with a view of the sea and the old town of Poreč is for sale in a new building with an elevator and a garage of 253m2.

The apartment will consist of a large open living room, kitchen, dining room, 5 bedrooms and 5 bathrooms.

One of the greatest advantages and qualities of this apartment is its location only 500 meters from the sea, so you can walk to the beach.

The quality of construction and the availability of all kinds of contents necessary for a quality family life are the elements that will decorate the apartments in this urban villa with only 5 apartments.

The apartment will have its own measurement of water, electricity and gas consumption. The predicted peak power for is 11.5 kw

**HEATING:**

The apartment will have independent gas underfloor heating with hot water preparation via a gas boiler. Each room will have room thermostats to regulate the temperature in the room.

A wood-burning fireplace will be installed in the apartment.



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**COOLING:**

Air conditioners will be installed in every room as well as in the living room. A total of 6 indoor units.

The floors in the apartment are provided with ceramic tiles in the kitchen, bathrooms and hallway. In the living room and bedrooms, there is an oak parquet with a purchase price of HRK 400/m<sup>2</sup>. The price of the apartment includes the purchase price of tiles in the amount of HRK 300/m<sup>2</sup>.

The apartment will have its own measurement of water, electricity and gas consumption. The predicted peak power for apartment A is 7.36 kw.

Each apartment will have a telephone connection.

Pipes are also installed for the possibility of installing optical cables.

The building will have a Khone elevator.

The staircase will be covered with stone, as well as the inner benches.

The entrance door to the apartments will be anti-burglary.

The parking lot will be paved. An intercom with a video camera will be installed at the door for the pedestrian entrance to the building. We will install mailboxes for each apartment.

Apartment area: 188.48 m<sup>2</sup>

Garage: 24.20 m<sup>2</sup> x 0.50 = 12.10 m<sup>2</sup>

Storage no. 6: 8.49 m<sup>2</sup> x 0.50 = 4.20 m<sup>2</sup>

Warehouse no. 7: 6 m<sup>2</sup> x 0.50 = 3 m<sup>2</sup>

Roof terrace: 182.08 m<sup>2</sup> x 0.25 = 45.52 m<sup>2</sup>

TOTAL: 253.3 m<sup>2</sup>

The apartment is completed and represents a rare offer on the market.

Considering the quality, location and comfort it provides, it is an exceptional opportunity for people with a hedonistic vision of life.

Feel free to contact us for any additional information.