



PARENTIUM PREMIUM
Real Estate

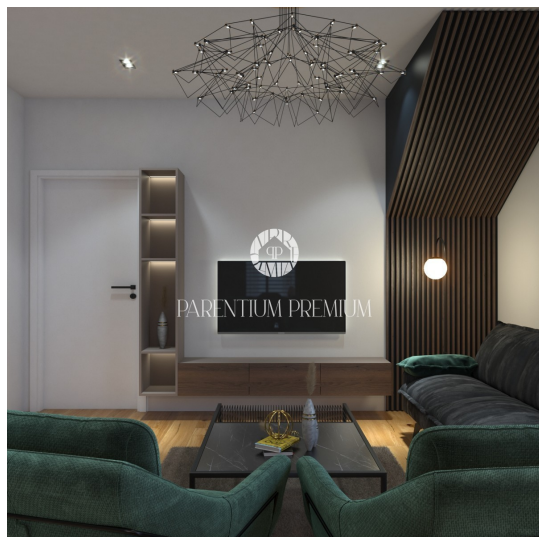
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01437
Location :	Poreč
Building size :	122.53 m ²
Lot size :	209.72 m ²
Distance from center :	2000 m
Distance from sea :	1000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Price : 453.361 €

Istria, Poreč - near the beach

This modern house measuring 122.53m² is located in an attractive location, only a few minutes away from the first beaches and close to the center of Poreč.

On the first floor, there will be a spacious living room with a kitchen and dining room and access to a covered terrace. On this floor there is also a bedroom, a bathroom and an engine room.

On the second floor there will be two bedrooms with exits to the terrace and a bathroom.

There is a beautiful view of the sea from both floors and from the yard of this modern house.

Underfloor heating on a heat pump is installed throughout the house along with air conditioners in all other rooms that will be used for heating/cooling. The jacuzzi will be located in a beautifully landscaped garden as an oasis for relaxation on hot summer days, and all the above equipment is included in the current price of the house.

The house is built from high-quality materials, and we bring you a brief description:

- external insulation (stone wool 10 cm 110 kg/m³, in the color Caparol/JUB)
- external carpentry (three-layer glass filled with Argon, profile thickness 8.5 mm and mosquito net. The entrance door will be fingerprint-activated with a



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memory for 6 people)

- interior joinery (BINNI brand doors, height 2.30m with magnetic closure)
- internal walls (reinforced sound insulation, suspended ceilings)
- floors (parquet with a thickness of 1.5-2.0 cm manufactured by HARO Germany and Italian porcelain ceramics)
- sanitary ware (Geberit/SEREL, Duravit, Grohe)

The excellent location of this house is ideal for a peaceful family life as well as for a tourist rental!