



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01458
<b>Location :</b>	Poreč
<b>Building size :</b>	122.35 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	10000 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>	2
<b>Swimming pool :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 428.225 €

Istria, Poreč - surroundings

This new modern building with a total of 4 apartments is located in the vicinity of the city of Poreč in a nice tourist resort not far from the well-maintained beaches.

The luxury apartment labeled "D" is located on the 1st and 2nd floors of this new building.

On the 1st floor, there is an entrance hall, a living room with a kitchen and a dining room, from which there is access to the terrace, which is partially covered with

2 bedrooms, a bathroom and a small storage room.

We climb the stairs inside the apartment to the next floor, where there is a master bedroom with its own bathroom and exits to the terrace on 2 sides.

On the roof terrace with a total area of

45m<sup>2</sup>, there is a space for setting up a jacuzzi for complete enjoyment and perfect rest.

Additional storage is located in the common corridor on the ground floor of the building.

Underfloor heating will be installed throughout the apartment, and 2 Toshiba air conditioners for heating/cooling will also be installed.

PVC joinery with three-layer glass will have blinds and mosquito nets



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installed.

In the yard there are 2 parking spaces that belong to the apartment with a socket for charging an electric car.

The start of construction is planned for the fall of 2023, and the planned completion by the end of 2024.

The quiet location, proximity to the beach and the comfort that this apartment offers are a great opportunity for your ideal summer vacation or uninterrupted enjoyment throughout the year!