



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>	01488
<b>Location :</b>	Poreč
<b>Building size :</b>	57.78 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	1600 m
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 250.000 €

The perfect home in the vicinity of Poreč, just 1600 meters from the coast, is waiting for you. This wonderful apartment, located on the second floor of a smaller residential building with four apartments, represents the ultimate in comfort and elegance.

With an area of

57.78 m2, this apartment offers a spacious living room with a kitchen and dining room, two bedrooms, a bathroom and a toilet.

With underfloor heating in the bathroom and air conditioning for heating and cooling in all other rooms, this apartment offers exceptional comfort all year round. Also, there is the possibility of connecting to a chimney for additional heating sources or installing a fireplace to create a cozy atmosphere.

Elegance and quality define every detail of this apartment. "Marca Corona" Italian ceramics, PVC joinery and aluminum shutters, and the included furniture make this home move-in ready.

All facilities such as shops, restaurants, schools and kindergartens are located in the immediate vicinity, making everyday life practical and comfortable.

This apartment is subject to VAT, with VAT already included in the advertised price.

Do not miss the opportunity to become the owner of this extraordinary apartment, perfect for a comfortable and elegant life near the sea. For more



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information and to arrange a viewing, feel free to contact us.