



PARENTIUM PREMIUM  
*Real Estate*

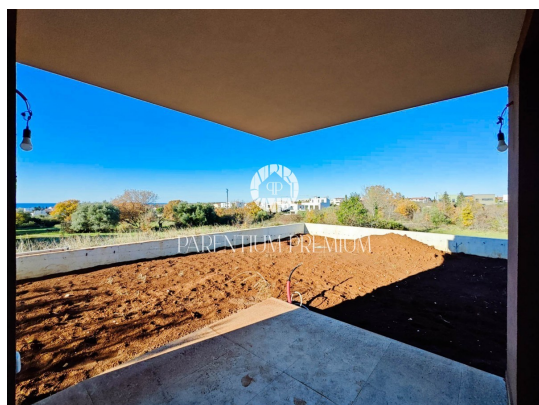
## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01514
<b>Location :</b>	Poreč
<b>Building size :</b>	106 m <sup>2</sup>
<b>Lot size :</b>	160 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</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>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Price : 370.000 €

Istria, Poreč - 1 km from the sea!

In a quiet and attractive location near beautiful beaches and not far from the center of Poreč, this luxurious ground floor apartment with a total area of

106m<sup>2</sup> and a private yard of 160m<sup>2</sup> is located.

This luxury apartment is part of an intimate building of only 4 residential units with 4 apartments that will have sea views from all floors.

There are 3 bedrooms planned on the ground floor, of which the master bedroom will have its own bathroom, along with a large living room, kitchen, dining room, additional bathroom, toilet, boiler room and storage room, this apartment provides maximum comfort and pleasant stay.

From the living room you will have access to a covered terrace and a beautifully landscaped yard where you can place a jacuzzi.

There is a beautiful view of the sea from the entire yard with the possibility of building a summer kitchen.

Underfloor heating is installed in the entire apartment with air conditioners in all rooms.



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The apartment has 2 parking spaces in front of the building.

All construction works have been completed and the apartment is ready to move in, and it is a great opportunity on the market.

A rare location and a large yard with a phenomenal view and rich content are truly a rarity on the current market, and this apartment is a great opportunity for lovers of rest and hedonistic enjoyment.