



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01555
<b>Location :</b>	Poreč
<b>Building size :</b>	115.99 m <sup>2</sup>
<b>Lot size :</b>	33 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	1700 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

Old price : 388.300 €

**New price : 368.885 €**

This beautiful home, with an area of

115.99 m<sup>2</sup>, is a modern terraced house available for sale, located in the immediate vicinity of beautiful beaches. The house, with an elegant design, offers a spacious and comfortable living space.

The ground floor of this modern residence includes a living room, kitchen and dining room combined in an open space concept, creating a functional space for everyday life. There is also a bedroom and a spacious bathroom on the ground floor, while the imposing terrace of 14.60 m<sup>2</sup> stands out, part of which is covered, providing an ideal environment for relaxation. The terrace leads to a spacious garden of 32.61 m<sup>2</sup>, creating a perfect place for socializing or enjoying the natural environment.

Upstairs there are two elegant bedrooms, each with its own bathroom. One of the rooms has access to a covered terrace of 12 m<sup>2</sup>, providing additional space for privacy and relaxation. The house is equipped with air conditioners for pleasant cooling, while electric underfloor heating is provided for heating. High-quality PVC joinery additionally contributes to the aesthetic and functional aspect of the home.

Two reserved parking spaces, totaling 25 m<sup>2</sup>, make this property practical and suitable for a modern lifestyle. It is located in the immediate vicinity of the center, beaches and only a ten-minute drive from the city of Poreč, thus providing an ideal balance between urban and natural environment. All the necessary facilities are located in the immediate vicinity, making this house



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a perfect choice for family life or renting during the tourist season.

The expected completion of construction is scheduled for the end of 2024, giving you the opportunity to soon enjoy a modern home with high standards of comfort.