



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01557
<b>Location :</b>	Poreč
<b>Building size :</b>	116.56 m <sup>2</sup>
<b>Lot size :</b>	37 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 : 391.400 €

**New price : 339.000 €**

This house, with an area of

116.56 m<sup>2</sup>, offers an ideal combination of elegant design and functionality. Located in the immediate vicinity of the center, beaches and all the necessary facilities, this property is a perfect home for family life or an investment during the tourist season.

The ground floor of the house consists of a spacious living room, kitchen and dining room combined in an open space concept, creating a pleasant space for gathering family and friends. In addition, the ground floor includes one bedroom and a modern bathroom.

The internal stairs lead you to the first floor where there are two spacious bedrooms, each with its own bathroom. The covered terrace of 12 m<sup>2</sup> is particularly attractive, providing a private corner for relaxation.

A large terrace on the ground floor leads to a garden of 37 m<sup>2</sup>, creating an ideal place for socializing outdoors or enjoying peace and privacy.

The equipment of the house includes air conditioners for a pleasant stay during the summer, electric underfloor heating for the winter months and high-quality PVC joinery.

With two reserved parking spaces of 25 m<sup>2</sup>, practicality and additional convenience for the owners is ensured.



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The planned completion of construction is the end of 2024.