



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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|                                   |                   |
|-----------------------------------|-------------------|
| <b>Code :</b>                     | 01586             |
| <b>Location :</b>                 | Poreč             |
| <b>Building size :</b>            | 83 m <sup>2</sup> |
| <b>Lot size :</b>                 | 0 m <sup>2</sup>  |
| <b>Distance from center :</b>     | 800 m             |
| <b>Distance from sea :</b>        | 800 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>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>Year of construction :</b>     | 2024              |
| <b>Energy efficiency :</b>        | Not specified     |

Old price : 290.000 €

**New price : 270.000 €**

Istria, Poreč - wider center

In a quiet location near the old town of Poreč and beautiful beaches only 800m away, this excellent renovated apartment with a total living area of

88m<sup>2</sup> is located in an intimate building with a total of 3 apartments.

The apartment consists of an entrance hall that connects all the rooms in the apartment.

The living room with open-plan kitchen and dining room has access to the terrace of 24m<sup>2</sup>, which offers a beautiful view of the sea and the old town of Poreč. The apartment also has 2 bedrooms and a bathroom. The apartment will have an attic of approx. 15-20m<sup>2</sup>, which will be suitable for additional storage of things.

Electric underfloor heating with air conditioners will complete the comfort of a year-round stay.

A parking space is provided in front of the building.

The building is in the process of renovation and will be completely redesigned.

Payment would be made in stages, and you can follow the course of the



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renovation and actively participate in the design of the apartment and the selection of finishing materials such as ceramics, parquet, sanitary ware...

The intimate location that provides peace and walking distance to all essential facilities make this apartment an exceptional opportunity for family life or tourist purposes.

We are at your disposal for any additional information.