



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01599
<b>Location :</b>	Poreč
<b>Building size :</b>	116 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	10000 m
<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>Seaview :</b>	Yes
<b>Swimming pool :</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>	A+

**Old price :** 380.000 €

**New price :** 350.000 €

Istria Poreč

In a small place only 10 minutes' drive from the city of Poreč and its beautiful beaches and with all the facilities necessary for life, such as shops, restaurants, cafes, etc., there is this duplex with its 116m<sup>2</sup> and a land area of 400m<sup>2</sup>.

The house consists of two floors, on the first floor of which there is an entrance hall with a storage room, a living room with a kitchen and an open space dining room with access to a covered terrace, two spacious bedrooms and a bathroom. On the upper floor, there will be a large bedroom with its own bathroom and one room that the investors intended as a dressing room, but the future owners can arrange it as they wish.

In the yard, there is a swimming pool with a sunbathing area and greenery.

The parking lot will be enough for 2 cars.

Heating/cooling is made possible by electric underfloor heating, and two climate units were additionally designed.

Due to its exceptional location and proximity to everything necessary for life and enjoyment, this property is great for solving the housing issue as well as for investing in tourism and tourist rentals.