



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

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Code :	01600
Location :	Poreč
Building size :	136 m2
Lot size :	250 m2
Distance from center :	500 m
Distance from sea :	10000 m
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	A+

Price : 390.000 €

Istria Poreč

In a small town only 10 minutes' drive from the city of Poreč and its beautiful beaches and with all the facilities necessary for life from shops, restaurants, cafes, etc., there is this duplex with its 136m2 and a land area of 400m2.

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, a bedroom and a bathroom. On the upper floor, there will be a large bedroom with its own bathroom and access to a spacious terrace with a phenomenal view of the sea. An additional room intended by the investors as a dressing room, but future owners can decorate 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.