



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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A3	poz.	koef.	netto
Kuhinja i dnevni boravak	26.22	1	26.22
Hodnik	4.47	1	4.47
Kupaona	5.09	1	5.09
Soba	11.42	1	11.42
Spremište	3.17	1	3.17
Balkon	7.04	0.25	1.76
Krovna terasa natkrivena	26.58	0.5	13.29
Krovna terasa nenatkrivena	24.34	0.25	6.09
WC na krovnoj terasi	2.24	1	2.24
	110.57		73.75



Code : 01689

Location : Poreč

Building size : 74 m2

Lot size : 0 m2

Distance from center : 500 m

Distance from sea : 2000 m

Floor : 1

Number of rooms : 3

Number of bedrooms : 2

Number of bathrooms : 1

Number of toilets : 1

Seaview : Yes

Parking : Yes

Electric heating : Yes

Underfloor heating : Yes

Air conditioning heating : Yes

Year of construction : 2024

Energy efficiency : A+

Price : 280.000 €

Istria, Poreč - surroundings

We offer you an apartment on the 1st floor of a modern building with a beautiful design of 74 m2 with a spacious roof terrace of 31 m2 with jacuzzi installations, with the option of installing a summer kitchen and a toilet. From the terrace there is a beautiful unobstructed view of the nature and partly of the sea. The view is to be enjoyed and definitely the roof terrace is the trump card of this property, as well as the proximity to the sea which is 2 km and the proximity of all facilities 500 m.

The apartment consists of a spacious living room, a kitchen and a dining room with a large glass wall that leads to a balcony that also has a view of the greenery, 2 bedrooms, a bathroom, a toilet.

-heating/cooling are solved with electric underfloor heating in all rooms, an eco system to reduce electricity consumption and air conditioning devices for cooling.

The floors will be covered with high-quality ceramic tiles and laminate, while dark glass walls will decorate the terraces. PVC joinery is equipped with electric blinds and glass filled with argon. The entrance door is anti-burglary and fire-resistant.

The apartment has 2 parking spaces with the option of charging electric vehicles.

The stated price includes VAT.

The property is sold on a turnkey basis



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This apartment is a great opportunity for permanent residence or as an investment for tourist purposes. In the immediate vicinity, there are all the facilities necessary for life, such as a school, post office, restaurants, cafes, bicycle paths, supermarkets and the like ... and the sea is only a 2-minute drive away.