



<b>Code :</b>	01689
<b>Location :</b>	Poreč
<b>Building size :</b>	74 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</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+

Istria, Poreč - surroundings

We offer you an apartment on the 1st floor of a modern building with a beautiful design of 74 m<sup>2</sup> with a spacious roof terrace of 31 m<sup>2</sup> 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, 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

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



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**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**

drive away.