



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: office@parentium-realestate.com**

**web: www.parentium-realestate.com**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01711
<b>Location :</b>	Poreč
<b>Building size :</b>	85 m <sup>2</sup>
<b>Lot size :</b>	55 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	800 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<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+

**Price :** 355.000 €

Istria, Poreč

This beautiful apartment is for sale in a new and modern building, only about 800 m from the sea.

It is located on the ground floor and has a total area of

approx. 85 m<sup>2</sup> and a net area of

74 m<sup>2</sup> with a covered terrace of 14 m<sup>2</sup>.

The apartment consists of a hallway, a kitchen with a dining room and a living room, a guest toilet, three bedrooms and a bathroom. Yard approx. 55 m<sup>2</sup>.

Parking.

Electric underfloor heating throughout the apartment and air conditioners are there for heating and cooling

The property is subject to VAT.

The planned completion of construction is at the end of 2024.

Due to its attractive location and proximity to the sea, this property is an ideal investment for both tourist rental and family life.