



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01722         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 52 m2         |
| <b>Lot size :</b>                 | 85 m2         |
| <b>Distance from center :</b>     | 2000 m        |
| <b>Distance from sea :</b>        | 2000 m        |
| <b>Floor :</b>                    | n/a           |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 3             |
| <b>Number of bedrooms :</b>       | 2             |
| <b>Number of bathrooms :</b>      | 1             |
| <b>Number of toilets :</b>        | 1             |
| <b>Parking :</b>                  | Yes           |
| <b>Electric heating :</b>         | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Year of construction :</b>     | 2012          |
| <b>Energy efficiency :</b>        | Not specified |

**Price :** 179.000 €

Istria, Porec

In a beautiful location, approx. 2000m from the beautiful beaches in Poreč and 3000m from the center itself, there is this beautiful two-story apartment with a large landscaped garden of 80m2. The apartment has two separate entrances and is spread over the ground floor and the first floor.

At the entrance to the apartment is a living room with a kitchen that has been completely renovated and newly furnished. There is also a dining room in the same room. There is a bathroom with a shower cabin in the extension. Completely new ceramics and new appliances were installed this year. It is not necessary to invest anything in the apartment because it is completely newly adapted. The internal stairs lead to the first floor, where there are two bedrooms, one with a double bed and the other, a smaller room with a smaller bed for one adult, which can be closed with a wall if desired, as it is currently left open. There is also a smaller toilet on the first floor.

There is an upgrade option where you could get another room or another room, such as an additional terrace, etc.

The first phase of underfloor heating on the ground floor and first floor has been installed, while the current heating and cooling is carried out via air conditioning.

The apartment is neatly split, and it also has a parking space.

The apartment is sold furnished with all household appliances.

The excellent location of the apartment and its proximity to all necessary amenities in everyday life, as well as the center and beaches, make this



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apartment ideal for everyday life or as an investment in tourism.