



PARENTIUM PREMIUM  
*Real Estate*

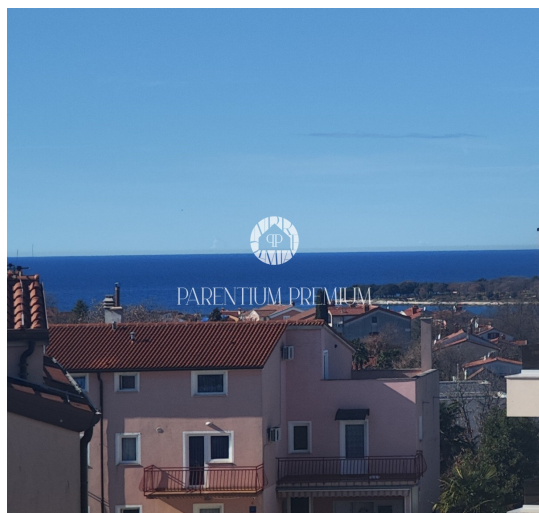
**PARENTIUM REAL ESTATE**

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|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 01737              |
| <b>Location :</b>                 | Poreč              |
| <b>Building size :</b>            | 125 m <sup>2</sup> |
| <b>Lot size :</b>                 | 0 m <sup>2</sup>   |
| <b>Distance from center :</b>     | 2000 m             |
| <b>Distance from sea :</b>        | 800 m              |
| <b>Number of rooms :</b>          | 4                  |
| <b>Number of bedrooms :</b>       | 3                  |
| <b>Seaview :</b>                  | Yes                |
| <b>Parking :</b>                  | Yes                |
| <b>Basement :</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 :** 505.000 €

Istria, Porec

A terraced house for sale in a new and modern building, only approx. 800 m from the sea, this is the first house in a row.

Contains: ground floor, first and second floor.

The ground floor of the house consists of an entrance hall, kitchen, living room with kitchen and dining room, toilet and storage room under the stairs. Through large glass walls you can access a covered terrace and a small garden of approx. 40m<sup>2</sup>.

An internal staircase leads to the first floor, where there are two bedrooms, each with its own bathroom and a covered terrace with a floor plan of approx. 7 m<sup>2</sup>, the second floor consists of one bedroom, a bathroom and a partially covered terrace with a beautiful open view. to the sea and the environment.

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.