



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

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|-----------------------------------|--------------------|
| Code : | 01792 |
| Location : | Poreč |
| Building size : | 88 m ² |
| Lot size : | 100 m ² |
| Distance from center : | 1500 m |
| Distance from sea : | 400 m |
| Floor : | Ground floor |
| Number of floors : | 2 |
| Number of rooms : | 3 |
| Number of bedrooms : | 2 |
| Number of bathrooms : | 2 |
| Parking : | Yes |
| Basement : | Yes |
| Electric heating : | Yes |
| Underfloor heating : | Yes |
| Air conditioning heating : | Yes |
| Central heating : | Yes |
| Year of construction : | 2024 |
| Energy efficiency : | Not specified |

Price : 396.000 €

Istria, Poreč - Modern Ground-Floor Apartment, Only 400 m from the Sea

For sale is a modern and well-equipped ground-floor apartment with a total area of 88 m², located in an exceptionally attractive location, only 400 meters from the beautiful beaches of Poreč.

The apartment consists of a spacious living room, kitchen and dining area with a large sliding glass wall that provides plenty of natural light and direct access to the sunny terrace and landscaped garden.

The remaining part of the apartment includes a hallway, bathroom and two bedrooms, one of which has its own walk-in wardrobe and en-suite bathroom, adding extra comfort and functionality to the space.

The apartment is equipped with electric underfloor heating and air conditioning units in all rooms. It is further distinguished by high-quality Italian custom-made furniture, quality ceramics and modern joinery with electric shutters.

The apartment also includes a large storage room in the basement of the building, as well as a parking space in front of the building.

Thanks to its excellent location near the sea, beaches and all important amenities, this property represents an excellent opportunity for comfortable living, a summer residence or a secure investment for the future.