



PARENTIUM PREMIUM  
*Real Estate*

**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**



<b>Code :</b>	01838
<b>Location :</b>	Poreč
<b>Building size :</b>	94.50 m <sup>2</sup>
<b>Lot size :</b>	135 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	3000 m
<b>Floor :</b>	Ground floor
<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>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 353.000 €

Istria, Porec

An apartment for sale on the ground floor of a new residential building with a total of 5 apartments, 3000 meters from the center of Poreč and the sea.

The apartment consists of an entrance hall, laundry room/wardrobe, toilet, bathroom, two bedrooms, kitchen, dining room and living room with access to a spacious terrace of 18 m<sup>2</sup> and a yard of 135 m<sup>2</sup>.

In the staircase next to the entrance there is a boiler room/technical room with a heat pump.

The entire apartment has underfloor heating via a heat pump and inverter air conditioners in all rooms.

In the apartment, Italian FAP ceramics, Sonal 85mm aluminum carpentry with three-layer glass, ALU blinds on all windows except on the 6-meter wall in the living room, there is a canvas in one piece, mosquito nets in the bedrooms and the bathroom, insulation is 10 cm .

The apartment has two parking spaces in front of the building.

Extremely quiet and good location in Poreč.