



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01846
<b>Location :</b>	Poreč
<b>Building size :</b>	116.84 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	A+

**Price :** 445.000 €

Istria, Porec

A modern penthouse in the center of Poreč that extends over the entire second floor of a smaller residential building.

The apartment consists of a private staircase, an entrance hall, a storage room, two spacious bedrooms, each of which has its own bathroom, a spacious kitchen, a dining room and an open space living room, from which there is access to a spacious terrace of 93 m<sup>2</sup>, facing south, which is fenced and provides a perfect place for relaxation and enjoyment.

The apartment is furnished with modern furniture, all rooms have gas underfloor heating, which is also used for heating water, while air conditioners are installed in all rooms for cooling.

The building is quality built with stone wool facade, colored PVC carpentry and electric shutters.

The apartment has a parking space in front of the building, as well as a small part of the land behind the building.

This property is an excellent solution to the housing issue or as an investment.

All necessary amenities are nearby.