



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01881
<b>Location :</b>	Poreč
<b>Building size :</b>	82 m <sup>2</sup>
<b>Lot size :</b>	50 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<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>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 315.000 €

Istria, Poreč

A modern terraced house is for sale in an attractive location, just 2 km from the center of Poreč and the sea.

The house is spread over two floors with a total area of 82 m<sup>2</sup>. The ground floor consists of an entrance hall with a wardrobe area, a laundry room, a guest toilet with a washing machine connection, and a spacious open-plan living room with a kitchen and dining area, with access to the garden.

An internal staircase leads to the first floor, where there is a hallway and two bedrooms, each with its own en-suite bathroom, providing additional comfort and functionality.

Electric underfloor heating will be installed in all rooms, while air conditioning units will be placed in the living room and bedrooms, ensuring a comfortable stay throughout the year.

The house includes approximately 42 m<sup>2</sup> of garden space and one parking spot.

Completion of the construction is planned by the end of June 2026. During the construction phase, the buyer has the option to choose interior finishing materials within a specified budget, allowing them to customize their future home according to their preferences and style.

The buyer is exempt from paying real estate transfer tax, as the seller is a



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company subject to VAT.

Thanks to its excellent location and functional layout, this property represents an ideal solution for comfortable living, a holiday home, or as an investment for tourist rental.