



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01882
<b>Location :</b>	Poreč
<b>Building size :</b>	137 m <sup>2</sup>
<b>Lot size :</b>	140 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<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 :** 480.000 €

Istria, Porec

The last house in a row in an attractive location, 2 km from the center of Poreč and the sea.

The house has three floors with a total area of

137 m<sup>2</sup>.

The ground floor consists of an entrance/wardrobe, a laundry room, a toilet with a connection for a washing machine, a large living room with a kitchen and an open space dining room with an exit to the garden.

The staircase from the ground floor leads to the first floor, where there is a hallway, two bedrooms, and a bathroom.

The staircase from the first floor leads to the second floor, where there is a master bedroom, with a walk-in closet, a bathroom and a spacious covered terrace of 12.63 m<sup>2</sup>.

The house will have electric underfloor heating installed in all rooms, and air conditioners will be in the living room and bedrooms.

The house will have about 140 m<sup>2</sup> of garden and a parking space.

Construction will begin at the beginning of 2025, while the planned completion is in the spring of 2026.

While the house is under construction, the buyer can choose the material for interior decoration within a certain budget.

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