



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>	01930
<b>Location :</b>	Poreč
<b>Building size :</b>	98.60 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	900 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</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>	A

**Price :** 349.000 €

Istria, Poreč - 900m from the sea

In a quiet village, close to the sea and the city of Poreč, a modern apartment is for sale on the 1st floor of a building of only 5 apartments with a total area of

98.6m<sup>2</sup>.

The apartment consists of a living room, kitchen, dining room, covered terrace, 3 bedrooms, bathroom, additional toilet and hallway.

Floor heating will be installed in the apartment along with air conditioners in all other rooms.

2 Parking spaces provided for this apartment are located in the courtyard of the building.

The planned completion of the building is expected by the end of 2025.

The property is included in the VAT system and the buyer is exempt from the tax on the purchase of real estate in the amount of 3%.

An excellent location and quality construction near the sea in a quiet and sought-after area of



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Poreč make this apartment an exceptional opportunity on the market.