



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01973
<b>Location :</b>	Poreč
<b>Building size :</b>	94 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Floor :</b>	1
<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>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 277.300 €

Istria - Poreč area

Apartment for sale in a residential building with a total of 5 residential units with a own garden and a shared swimming pool in a quiet environment. The apartment on the first floor has a total area of

94 m2 and consists of an entrance hall, bathroom, toilet, three bedrooms, one of which has its own bathroom, while one bedroom has its own loggia, and a spacious living room with kitchen and dining room in an open space concept with access to a covered terrace.

The first phase of air conditioning will be installed in all rooms, while electric underfloor heating will be installed in the bathroom. With an agreement with the investor, the buyer can install underfloor heating throughout the apartment for an additional fee until a certain stage of construction. The apartment has its own garden in part of the building's courtyard and one parking space, with the option of purchasing another additional parking space.

The exceptionally quiet location and proximity to the city make this apartment a good opportunity to solve housing issues or as an investment for tourist purposes.