



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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| | |
|-----------------------------------|-------------------|
| Code : | 01996 |
| Location : | Poreč |
| Building size : | 55 m ² |
| Lot size : | 70 m ² |
| Distance from center : | 5000 m |
| Distance from sea : | 5000 m |
| Floor : | Ground floor |
| Number of rooms : | 3 |
| Number of bedrooms : | 2 |
| Number of bathrooms : | 1 |
| Number of toilets : | 1 |
| Parking : | Yes |
| Underfloor heating : | Yes |
| Air conditioning heating : | Yes |
| Year of construction : | 2025 |
| Energy efficiency : | Not specified |

Price : 235.000 €

Istria, surrounding area of Poreč

A modern duplex apartment with a total area of 55 m² is for sale, featuring a private entrance that provides the feeling of living in a house, while offering an excellent combination of functionality and comfort.

The ground floor consists of an open-concept layout including a toilet, kitchen with dining area, and living room, with access to a covered loggia of 6 m² leading to a private garden of approx. 70 m² - ideal for outdoor enjoyment, social gatherings, or pets. Already from the ground floor and the garden itself, there is a sea view, which further enhances the pleasant Mediterranean atmosphere.

The upper floor features two comfortable bedrooms and a modern bathroom, while one of the bedrooms offers a beautiful sea view creating a relaxing ambiance.

The apartment is equipped with underfloor heating via a heat pump and air conditioning units in every room, ensuring a comfortable temperature throughout the year.

One parking space in front of the building belongs to the apartment.

The apartment is condominiumized and has complete and orderly documentation, providing the future owner with a safe and worry-free purchase.

The price includes VAT, and buyers are exempt from paying real estate transfer tax.

This property represents an ideal housing solution, but also an excellent



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investment opportunity for tourist rental.