



PARENTIUM PREMIUM
Real Estate

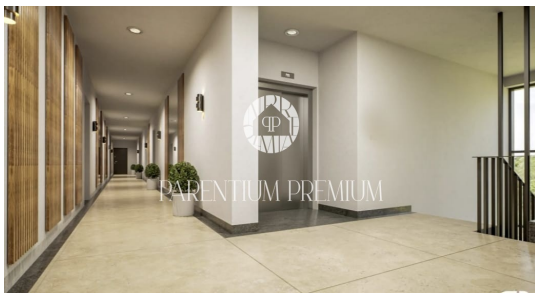
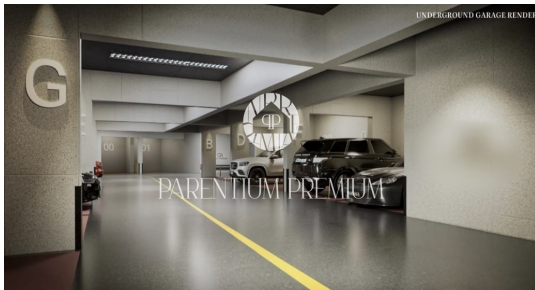
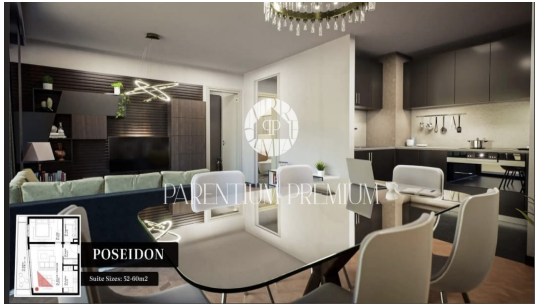
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02031
Location :	Poreč
Building size :	52.45 m ²
Lot size :	0 m ²
Distance from center :	1600 m
Distance from sea :	800 m
Floor :	1
Number of floors :	3
Number of rooms :	2
Number of bedrooms :	1
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Elevator :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 270.504 €

Istria, Poreč - 800m from the sea

This luxurious modern building with a total of 84 apartments divided into 2 buildings is located in an attractive location in Poreč, only 800m from the sea.

Currently, building "C" is under construction and we offer you apartment C103 on the 1st floor with a total area of

52.45m² with a beautiful view of the forest and the sea.

The apartment consists of an entrance hall where there is a small storage room with a washing machine. After that, we move into the living room which is lit by a large glass wall through which you can access a pleasant and comfortable terrace with a beautiful view of the greenery and the sea. Separated from the living room and dining room is the kitchen and one bedroom with a shared bathroom.

The construction system and high-quality equipment can be found in the following description:

- The facade system contains 15cm thick stone wool
- The apartments will be fitted with three-layer Weitzer parquet (bedrooms and living rooms), and porcelain



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ceramics will be installed in the hallway, kitchen and bathrooms.

Exceptionally, according to the customer's request, parquet or porcelain ceramics can be installed throughout the apartment

- The heating and cooling system will be air/air heat pumps, parapet from the manufacturer Daikin.

- The building has underground garages, where there are also storage rooms.

-All floors are connected by an elevator

-External joinery is wood - aluminum with triple-layer glass

-Interior joinery will be made of solid wood

-Entrance doors to the apartments are fire-resistant and burglar-resistant

-Tempered glass with a thickness of

2x10mm will be installed on the balconies

-Each apartment has a storage room and a garage parking space

-Underground waste containers are another additional benefit to this building

-There is a possibility of installing underfloor heating if desired or smart home

The building is in the VAT system and the buyer is exempt from paying real estate tax.

This fantastic opportunity for all lovers of Istria and especially the city of Poreč offers the perfect oasis for an ideal tourist vacation or a year-round family stay.