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|-----------------------------------|---------------|
| <b>Code :</b>                     | 02035         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 52.45 m2      |
| <b>Lot size :</b>                 | 0 m2          |
| <b>Distance from center :</b>     | 1600 m        |
| <b>Distance from sea :</b>        | 800 m         |
| <b>Floor :</b>                    | Ground floor  |
| <b>Number of floors :</b>         | 3             |
| <b>Number of rooms :</b>          | 2             |
| <b>Number of bedrooms :</b>       | 1             |
| <b>Number of bathrooms :</b>      | 1             |
| <b>Parking :</b>                  | Yes           |
| <b>Garage :</b>                   | Yes           |
| <b>Basement :</b>                 | Yes           |
| <b>Elevator :</b>                 | Yes           |
| <b>Electric heating :</b>         | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Central heating :</b>          | Yes           |
| <b>Fan coil heating :</b>         | Yes           |
| <b>Year of construction :</b>     | 2025          |
| <b>Energy efficiency :</b>        | Not specified |

**Price :** 259.620 €

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 C003 located on the ground floor, with a total area of

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

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



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**

- 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
  - Exterior 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.