



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02040
Location :	Poreč
Building size :	85.22 m ²
Lot size :	0 m ²
Distance from center :	1600 m
Distance from sea :	800 m
Floor :	2
Number of floors :	3
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
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 : 405.662 €

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 C204 on the 2nd floor with a total area of

85.22.

The apartment consists of an entrance hall/wardrobe, two bathrooms, three bedrooms, one of which has its own balcony, and a living room in an open space concept, which is illuminated by a large glass wall through which you can access a pleasant and comfortable terrace.

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

- The facade system contains 15cm thick stone wool
- Three-layer Weitzer parquet is installed in the apartments (bedrooms and living rooms), and porcelain ceramics are installed in the hallway, kitchen and bathrooms. Exceptionally, according to the customer's request, parquet flooring or porcelain tiles can be installed throughout the apartment
- The heating and cooling system will be air/air heat pumps, parapet from the manufacturer Daikin.



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- There are underground garages in the building, 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
- The entrance doors to the apartments are fire-resistant and burglar-proof
- Tempered glass with a thickness of 2x10mm will be installed on the balconies
- Each apartment has an attached storage room and a garage parking space
- Underground waste containers are another additional benefit of this building
- There is a possibility of installing underfloor heating if desired or smart home

Parking spaces are subject to an additional charge: Outdoor parking space €15,000, Garage parking space €30,000.

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 with a beautiful view and the comfort of living that this building certainly offers.