



PARENTIUM PREMIUM  
*Real Estate*

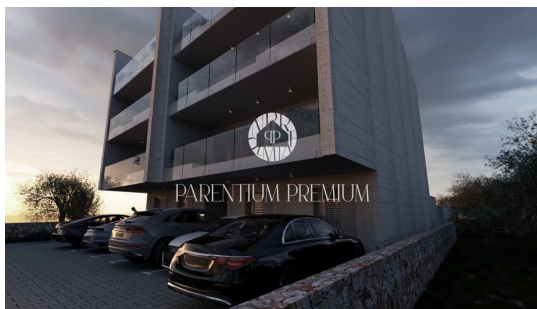
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02049
<b>Location :</b>	Poreč
<b>Building size :</b>	145.30 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 512.000 €

Istria, Poreč area

A modern apartment on the second floor with a large roof terrace is for sale, just 2km from the sea.

The apartment has a total area of

91.75 m<sup>2</sup>, and consists of an entrance hall, bathroom, two bedrooms, one of which has a dressing room and private bathroom, kitchen with dining room and living room in an open space concept with access to a spacious balcony of 23.20 m<sup>2</sup>. The apartment also has a large roof terrace with a 45.82 m<sup>2</sup> closed part of the terrace with installations for connecting a jacuzzi that can be used as a wellness area, and a 50.81 m<sup>2</sup> uncovered part that can be used as a sunbathing area.

The apartment is equipped with top-quality ceramics, the rooms have parquet flooring, anthracite three-layer joinery with a glitter effect, electric shutters, video surveillance, security doors with a code entry, and interior doors with hidden hinges and magnetic locks.

The apartment will have electric underfloor heating, and top-quality air conditioning.

In front of the building there will be 2 owned parking spaces (6.25m<sup>2</sup>). Planned completion at the end of 2025.

This apartment offers the perfect combination of comfort and practicality. Everything you need for life is within walking distance.

Due to its exceptional location, this apartment is an ideal solution for housing or as an investment for tourism purposes.