



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02125
<b>Location :</b>	Poreč
<b>Building size :</b>	115.27 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	500 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</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 :** 432.500 €

Istria, Poreč Surroundings – Spacious First-Floor Apartment with Two Terraces

Located in a peaceful and attractive neighborhood near Poreč, just a few minutes' walk from the sea, this modern first-floor apartment is ideal for family living or as a luxury investment for holidays and rental. The apartment is part of a high-quality new development in one of the most sought-after locations in the region.

With a total surface of 115.27 m<sup>2</sup>, the apartment is designed to offer maximum comfort and functionality. The entrance hallway leads into a bright living room with kitchen and dining area in an open-plan layout. Large lift-and-slide glass doors open onto two spacious terraces, bringing in plenty of natural light and offering ideal outdoor living space.

The apartment features three comfortable bedrooms, a modern bathroom, an additional guest toilet, and a practical storage/laundry room. Underfloor heating is installed in the living room, bathroom, and WC, while air conditioners in all rooms ensure a pleasant indoor climate even in the summer months.

Two private parking spaces are included in the price.

The apartment is being sold in a high roh-bau phase, offering the future owner a rare opportunity to fully customize the interior – from choosing tiles and flooring to potentially adjusting the layout.

Close to the sea and all amenities

Two spacious terraces



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- 3 bedrooms + guest toilet + storage/laundry room
- Underfloor heating and air conditioning
- Two parking spaces included
- Interior customization possible

Don't miss the opportunity to purchase a premium property in one of Istria's most desirable areas - perfect for living, holidays, or as a secure investment with high rental potential.

Estimated completion: early 2026.