



PARENTIUM PREMIUM  
Real Estate

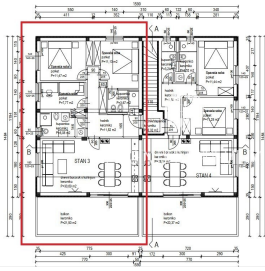
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02151
<b>Location :</b>	Poreč
<b>Building size :</b>	88.78 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price : 320.000 €**

Istria, Poreč – Modern two-bedroom apartment with a spacious terrace

An apartment is for sale, located on the first floor of a smaller residential building with a total of four apartments, only 2 km from the centre of Poreč and the sea.

The apartment has a total area of 82.33 m<sup>2</sup> and consists of an entrance hall, two bathrooms, two bedrooms, and a spacious living room with kitchen and dining area, with access to a spacious terrace.

Terrace area: (actual size 21.90 m<sup>2</sup>: 18% covered, 82% uncovered) – 6.45 m<sup>2</sup> calculated using coefficients of 0.25 and 0.50.

Total apartment area including coefficients: 88.78 m<sup>2</sup>.

High-quality materials and equipment are used in construction:

Daikin air-conditioning units are planned in every room,

bathrooms will be equipped with higher-standard sanitary ware,

LVT click-system vinyl flooring is planned in the bedrooms, with the possibility of choosing another type of flooring upon agreement or with an additional charge agreed with the investor.

The apartment is sold on a turnkey basis, without furniture and lighting fixtures.

The apartment includes a parking space in front of the building.

Thanks to its quiet location and immediate proximity to all amenities necessary for everyday living, this apartment represents an ideal solution for family living as well as a safe investment for the future.

The completion of construction is planned by 1 October 2026.