



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02178
<b>Location :</b>	Poreč
<b>Building size :</b>	81.84 m <sup>2</sup>
<b>Lot size :</b>	35 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<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>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 237.329 €

Istria, Poreč

Just a few minutes' drive from the centre of Poreč and the nearest beaches lies this modern new building with a total of four residential units.

The apartment is located on the first floor, accessible via an external staircase.

It consists of a spacious living room with kitchen and dining area with access to the terrace, two bedrooms, each with its own bathroom, and a guest toilet.

The entire apartment is equipped with underfloor heating via heat pumps, and air conditioning units are installed in all rooms.

The building is constructed according to the highest construction standards, featuring 10 cm of thermal insulation, REHAU windows with triple glazing, and high-quality floor coverings.

The apartment also has a chimney connection.

The property includes one parking space in front of the building and a part of the garden.

An excellent opportunity for a permanent home or as a secure investment near Poreč.