



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02185
Location :	Poreč
Building size :	82.20 m ²
Lot size :	0 m ²
Distance from center :	6000 m
Distance from sea :	6000 m
Floor :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 324.690 €

Istria, Poreč surroundings

For sale is an apartment with a net living area of 70.3 m² plus a covered terrace of 23.8 m² net, located on the 2nd floor of a high-quality residential building with an elevator, currently under construction. The modern building with a total of six residential units is situated in a quiet location near the town of Poreč and the sea.

The apartment consists of an entrance hall, storage room, WC, two spacious bedrooms, a bathroom, and an open-space living room with a kitchen and dining area, with access to a large covered terrace offering a beautiful panoramic view of the surroundings and the sea.

The terrace will be equipped with electricity, water, and drainage – ideal for a summer kitchen or laundry area, depending on the buyer's wishes.

Heating and cooling are provided by three air conditioning units connected to one outdoor unit, and the entire apartment features electric underfloor heating.

Windows will be PVC with triple glazing and shutters, and all windows will include mosquito screens.

Thermal insulation will be made of 10 cm styrofoam combined with mineral wool, ensuring high energy efficiency and comfortable temperatures throughout the year.

At this stage, the buyer can choose ceramic tiles and floor coverings up to



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€50/m².

The apartment includes two parking spaces in front of the building, and there is also the possibility of purchasing an additional storage room on the ground floor.

The buyer is exempt from paying real estate transfer tax.

Completion of construction is planned for autumn 2026.

Don't miss this opportunity - the perfect apartment for comfortable living or a smart investment!