



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	02194
<b>Location :</b>	Poreč
<b>Building size :</b>	75.68 m <sup>2</sup>
<b>Lot size :</b>	80 m <sup>2</sup>
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	3000 m
<b>Floor :</b>	Ground floor
<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>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2027
<b>Energy efficiency :</b>	Not specified

**Price :** 266.000 €

Istria, Poreč area

In the vicinity of Poreč, only 3 km from the sea, the construction of a modern residential building with an elevator will begin in November 2025.

For sale is a ground-floor apartment with a net area of 75.68 m<sup>2</sup>, featuring a separate entrance that ensures additional privacy. The apartment consists of a spacious entrance hall/wardrobe, a bathroom, two bedrooms (one with its own bathroom and access to the garden), and a living room with kitchen and dining area, with access to a terrace and a landscaped garden of 80 m<sup>2</sup> - ideal for relaxation and enjoyment.

An additional highlight of this property is the shared swimming pool located in the yard, intended exclusively for the residents of the two ground-floor apartments, providing a high level of privacy, comfort, and a true holiday-at-home experience.

Heating and cooling are provided via air conditioning units.  
The apartment includes two parking spaces in front of the building.

The planned completion of construction is expected by May 1, 2027.

The excellent location and reliable investor make this property an ideal opportunity - whether for living or as an investment.