



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02209
<b>Location :</b>	Poreč
<b>Building size :</b>	60.66 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	4000 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>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</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 :** 285.000 €

Istria, Poreč area

For sale: an apartment located on the 1st floor of a modern residential building with a total of five units.

The apartment consists of an entrance area with wardrobe, two bedrooms, a bathroom, a kitchen with dining area, and a living room with access to the terrace.

Sizes:

Apartment: 53.55 m<sup>2</sup>

Terrace: 7.11 m<sup>2</sup>

Roof terrace: 54.21 m<sup>2</sup>

Total net area: 70.65 m<sup>2</sup>

Additional:

2 parking spaces

Storage unit outside the building (metal storage shed)

Turnkey price: €285,000

Price including furniture: €299,000

The building is constructed with high-quality materials: part of the façade



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will be clad in natural stone, while another part will feature Fundermax panels. Installed is premium aluminium joinery with triple glazing and ALU electric blinds by the renowned brand ROLTEK.

The apartment includes underfloor heating in all rooms, as well as concealed ducted air-conditioning integrated into the ceiling (no visible standard AC units). Sanitary equipment is Geberit and Hansgrohe.

The investor will fully complete the building, including automatic irrigation of the common outdoor areas and landscaping of the surroundings.

Furniture option (€299,000):

Custom-made furniture - a fitted kitchen with quality appliances (Bosch, Faber, etc.) and built-in wardrobes in the hallway and bedrooms.

Not included: sofas, tables, outdoor furniture, shelves.

The seller covers the contract costs, providing a significant financial advantage for the buyer.

An excellent opportunity for living or as a quality investment.