



PARENTIUM PREMIUM  
Real Estate

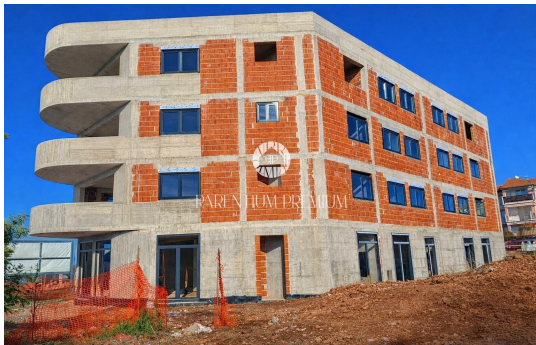
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02213
<b>Location :</b>	Poreč
<b>Building size :</b>	83.63 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	3
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<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>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 418.150 €

Istria, Poreč area

For sale is a modern apartment on the 3rd floor of a new residential-commercial building equipped with an elevator.

The apartment has a net area of 78.98 m<sup>2</sup> and consists of an entrance hall, two bedrooms, a bright living room with kitchen and dining area, a bathroom, an additional WC, and a covered terrace of 9.31 m<sup>2</sup>, offering a beautiful panoramic sea view.

The apartment also includes two parking spaces.

High-quality materials are used in the construction: PVC joinery with triple glazing, electric shutters and insect screens, air-conditioning units in all rooms, underfloor heating throughout the apartment via a heat pump, security and fire-resistant doors, and first-class ceramic tiles.

Completion is planned for March 2027, and the price includes VAT.

The apartment is located just 7 km from Poreč and 2 km from the sea, in a town offering all essential amenities – school, kindergarten, shops, restaurants and cafés.

An excellent opportunity for living or as a secure investment close to Poreč and the sea.