



PARENTIUM PREMIUM
Real Estate

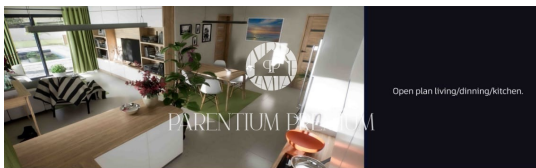
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

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



Code :	02215
Location :	Poreč
Building size :	83.43 m ²
Lot size :	238 m ²
Distance from center :	3000 m
Distance from sea :	1000 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 417.635 €

Istria, Poreč

For sale is a modern ground-floor apartment in a high-quality new building, located in a highly desirable residential area just 1 km from the sea and 2 km from the centre of Poreč. The peaceful surroundings, excellent construction quality and large private garden make this property an ideal choice for living, holidays or investment.

The apartment offers a functional layout and contemporary design: a spacious living room with kitchen and dining area, two bedrooms and two bathrooms. The master bedroom has its own private bathroom, while the second bathroom is positioned next to the additional bedroom and living area. All rooms are equipped with air conditioning for year-round comfort.

Technical features and customization options:

Possibility of installing electric underfloor heating in the current phase of construction (with surcharge).

Option to choose ceramic tiles up to a defined budget.

Bathrooms equipped with high-quality Grohe and Geberit sanitary elements and installations.

Thermal insulation: 10 cm graphite styrofoam providing high energy efficiency, reduced energy consumption and excellent thermal insulation.

High-quality joinery with HERO electric shutter system and integrated mosquito nets.



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A special advantage of this property is the large private garden of 238 m² – ideal for building a pool, summer kitchen, sunbathing area or additional outdoor features.

The sea view is available both from the apartment and from the plot.

The apartment includes one parking space. The price includes VAT, meaning the buyer does not pay property transfer tax. Completion of construction is planned for May 2026.

A great opportunity for anyone looking for a modern new build near the sea in one of Istria's most sought-after locations.