



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02216
Location :	Poreč
Building size :	60.35 m ²
Lot size :	212 m ²
Distance from center :	2000 m
Distance from sea :	1000 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 314.052 €

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 has a total area of 60.35 m² and offers a functional layout and contemporary design: a spacious living room with kitchen and dining area, two bedrooms and two bathrooms. The master bedroom includes its own private bathroom, while the second bathroom is positioned next to the additional room 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 during this construction phase (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 ensuring excellent energy efficiency, reduced energy consumption and superior insulation performance.

High-quality joinery with HERO electric shutters and integrated mosquito



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nets.

A major advantage is the large private garden of 212 m², ideal for a swimming pool, summer kitchen, sunbathing area or other outdoor amenities.

Sea views are 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.

An excellent opportunity for those seeking a modern new-build property near the sea in one of Istria's most attractive locations.