



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02222
Location :	Poreč
Building size :	132.82 m ²
Lot size :	326 m ²
Distance from center :	4000 m
Distance from sea :	3000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 410.000 €

Istria, Poreč

A semi-detached house with a gross area of 158.83 m² and a net area of 132.82 m² is for sale. The property consists of two separate apartments - one on the ground floor and one on the first floor.

The ground-floor apartment consists of an entrance hallway, pantry, bedroom, bathroom, kitchen with dining area, and living room with access to a large covered terrace and the garden.

The second apartment is located on the first floor and consists of an entrance hallway, bedroom, bathroom, kitchen with dining area, and living room with access to a spacious terrace offering a lovely view of the sea and the surroundings.

Heating and cooling are provided by a pellet stove and air-conditioning units on each floor.

The spacious garden is carefully landscaped with greenery and flowers, and it features a covered terrace with a barbecue ideal for summer gatherings. There is also a garden shed positioned in a separate, more secluded part of the yard.

The house offers 3 parking spaces, 2 of which are covered.

The owners have prepared all necessary documentation for the condominium division, so the new owner can easily complete the process if



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needed.

Do not miss this opportunity — an excellent property for residential purposes or as a secure investment with great return potential.