



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02267
Location :	Poreč
Building size :	70.69 m ²
Lot size :	160 m ²
Distance from center :	500 m
Distance from sea :	1500 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 280.000 €

Istria, Poreč area

A ground-floor apartment in a quality new building is for sale, located in a residential building with a total of 8 apartments, in a quiet location near Poreč.

The total living area is 66.48 m², plus a storage room in the basement of 5.5 m². The apartment consists of an entrance hallway, bathroom, guest WC, two bedrooms, and a spacious living room with kitchen and dining area, with access to a terrace of 8.42 m².

From the living room and terrace there is access to a spacious private garden of approx. 160 m², which gives this apartment special value. The garden features a prepared concrete base with electricity and water connections, ideal for installing a summer kitchen and enjoying the warm summer months. Cherry laurel has been planted to ensure additional privacy.

Heating and cooling are provided by electric underfloor heating (hallway, bathroom, WC and living area with kitchen) and air conditioning units in every room. PVC joinery with shutters, quality ceramics and sanitary ware are installed.

The building has an elevator connected to the basement level. The apartment includes two parking spaces in front of the building.

The proximity to the sea and all essential amenities for comfortable living



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make this property an excellent choice for solving housing needs or as a long-term investment.