



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**



<b>Code :</b>	02273
<b>Location :</b>	Poreč
<b>Building size :</b>	79 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>	1
<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>Elevator :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 380.000 €

Poreč area, Istria

For sale: a modern apartment on the 1st 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 construction: PVC joinery with triple glazing, electric shutters and mosquito nets, air conditioning units in all rooms, underfloor heating throughout the apartment via a heat pump, burglar- and fire-resistant entrance doors, and first-class ceramics.

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

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

An excellent opportunity to solve your housing needs or as a secure investment near Poreč and the sea.