



PARENTIUM PREMIUM  
*Real Estate*

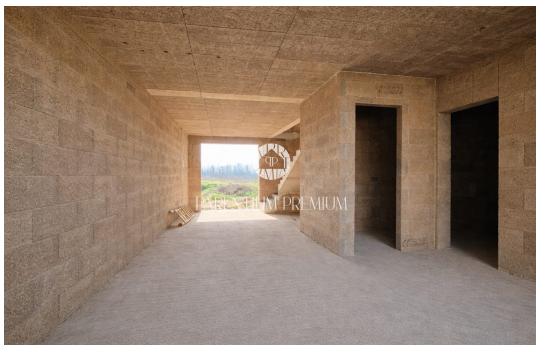
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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



<b>Code :</b>	02277
<b>Location :</b>	Poreč
<b>Building size :</b>	116.50 m <sup>2</sup>
<b>Lot size :</b>	90 m <sup>2</sup>
<b>Distance from center :</b>	600 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 380.000 €

Istria, Poreč area

In a quiet and sought-after location near Poreč, a modern terraced house is for sale, offering the perfect balance between privacy and proximity to all amenities necessary for comfortable everyday living.

The house has a total net area of 116.5 m<sup>2</sup> and extends over two floors, designed with a focus on functionality, comfort, and contemporary living.

The ground floor features a spacious open-plan living room with kitchen and dining area, a guest toilet, and a practical utility room. Large glass walls provide plenty of natural light and direct access to the 90 m<sup>2</sup> private garden.

Upstairs, there are two comfortable bedrooms, each with its own en-suite bathroom. From the upper-floor terrace, there is a sea view, further enhancing the property's appeal.

Above-standard ceiling heights (2.90 m on the ground floor and 2.70 m upstairs) additionally emphasize the feeling of space and elegance.

The property includes two private parking spaces.

Construction quality and equipment:

ISOTEX construction system - excellent thermal and sound insulation, earthquake and fire resistance (100% Green Building standard)



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Electric underfloor heating

Air conditioning in every room

SCHÜCO aluminium joinery with electric shutters and mosquito screens

Oak parquet flooring in bedrooms

High-quality ceramics and sanitary ware included

Landscaped garden

Travertine stone façade on the ground floor

PIRNAR security entrance door with fingerprint scanner

Planned completion date: 01.06.2026.

Possession immediately after construction completion.

This property represents an ideal family home as well as an excellent investment opportunity for tourist rental or long-term investment.