



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02282
<b>Location :</b>	Poreč
<b>Building size :</b>	86.36 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 400.800 €

Istria, Poreč

For sale is a modern apartment on the first floor of a high-quality new development, located in an exceptionally desirable area just 1 km from the sea and 2 km from the center of Poreč. The peaceful residential surroundings and high construction standards make this property an excellent choice for living, holidays, or investment.

The apartment has a total area of 86.36 m<sup>2</sup> and offers a functional layout with contemporary design: a spacious living room connected to the kitchen and dining area, two bedrooms, and two bathrooms. The master bedroom has its own en-suite bathroom, while the second bathroom is located next to the additional bedroom and living area. All rooms are equipped with air conditioning for maximum comfort throughout the year.

Technical features and customization options:

Possibility of installing electric underfloor heating during the current construction phase (at extra cost)

Choice of ceramics within a specified budget

Bathrooms equipped with premium Grohe and Geberit sanitary fittings and installations

Thermal insulation: 10 cm graphite insulation ensuring high energy efficiency and reduced energy consumption

High-quality joinery with HERO electric shutter system and integrated mosquito screens



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A special highlight of this property is the spacious rooftop terrace of 60.58 m<sup>2</sup> with a sea view, ideal for creating a summer kitchen, sunbathing area, lounge zone, or jacuzzi.

The apartment includes one parking space. The price includes VAT, so the buyer does not pay real estate transfer tax. Completion of construction is planned for May 2026.

This apartment represents an excellent opportunity for anyone seeking a modern new-build property, peace, and proximity to the sea in one of the most sought-after locations in Istria.