



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 02298              |
| <b>Location :</b>                 | Poreč              |
| <b>Building size :</b>            | 121 m <sup>2</sup> |
| <b>Lot size :</b>                 | 116 m <sup>2</sup> |
| <b>Distance from center :</b>     | 2000 m             |
| <b>Distance from sea :</b>        | 800 m              |
| <b>Number of rooms :</b>          | 4                  |
| <b>Number of bedrooms :</b>       | 3                  |
| <b>Number of bathrooms :</b>      | 3                  |
| <b>Number of toilets :</b>        | 1                  |
| <b>Seaview :</b>                  | Yes                |
| <b>Parking :</b>                  | Yes                |
| <b>Basement :</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>     | 2026               |
| <b>Energy efficiency :</b>        | A+                 |

**Price :** 505.000 €

Istria, Poreč

In a new and modern residential building, only approx. 800 m from the sea, a first row terraced house is for sale.

The house extends over three levels: ground floor, first and second floor.

The ground floor consists of an entrance hallway, kitchen, spacious living room with dining area, guest toilet and storage room under the staircase. Large glass walls lead to a covered terrace and a garden of approx. 160 m<sup>2</sup>.

An internal staircase leads to the first floor, where there are two bedrooms, each with its own en-suite bathroom, and a covered terrace.

The second floor features one bedroom, a bathroom and a covered terrace with a jacuzzi, offering a beautiful open view of the sea and surroundings.

The property is equipped with electric underfloor heating throughout, while air conditioning units provide heating and cooling.

The property is in the VAT system.

Due to its attractive location and proximity to the sea, this property represents an excellent opportunity for tourist rental or comfortable family living.