



PARENTIUM PREMIUM
Real Estate

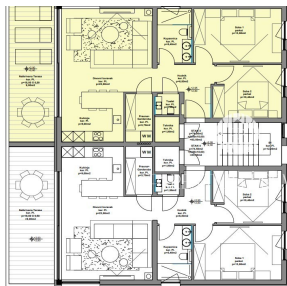
PARENTIUM REAL ESTATE

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**ZGRADA A
TLOCRT 1. KATA**

1. KATA - STANCI			
OPIS	PROJEKTOVANJE	IZVEDENJE	OPREMLJENJE
1. KUHINJA	10,00 m ²	10,00 m ²	10,00 m ²
2. DOLNI DEO SALLA	10,00 m ²	10,00 m ²	10,00 m ²
3. GORNJI DEO SALLA	10,00 m ²	10,00 m ²	10,00 m ²
4. SPAVAĆA SOBU	10,00 m ²	10,00 m ²	10,00 m ²
5. SPAVAĆA SOBU	10,00 m ²	10,00 m ²	10,00 m ²
6. KUPAONICA	10,00 m ²	10,00 m ²	10,00 m ²
7. TOALET	10,00 m ²	10,00 m ²	10,00 m ²
8. PRIPRAVA ZA STANJE U STANCI	10,00 m ²	10,00 m ²	10,00 m ²
UKUPNO STAN 3	74,50 m²	74,50 m²	74,50 m²
9. TERASA	18,00 m ²	18,00 m ²	18,00 m ²
UKUPNO STAN 3	92,50 m²	92,50 m²	92,50 m²

Code :	02317
Location :	Poreč
Building size :	92.50 m ²
Lot size :	0 m ²
Distance from center :	3000 m
Distance from sea :	3000 m
Floor :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	A+

Price : 332.000 €

Istria, Poreč

A luxurious and modern apartment for sale, located on the first floor of a new residential building with a total of five units, only 3 km from the center of Poreč and the sea.

The apartment features a functional layout and thoughtfully designed interior, providing maximum comfort and quality of living. It consists of an entrance hallway, two bedrooms, a bathroom, an additional guest WC, a laundry room, and a technical room located in the stairwell. The central part of the apartment is a spacious open-plan living room with kitchen and dining area, filled with natural light and offering direct access to a covered terrace of 18 m² - an ideal space for relaxation and enjoyment throughout the year.

The net living area of the apartment is 74.50 m², while the total area including the terrace is 92.50 m².

The apartment will be equipped with high-quality materials and modern heating and cooling systems. Underfloor heating via a heat pump is installed throughout the entire apartment, and air conditioning units will be installed in all rooms, ensuring a high level of comfort all year round.

High-quality materials are used in construction:
Italian ceramics FAP Ceramiche,
aluminum joinery Sonal 85 mm with triple glazing,
ALU shutters,
mosquito nets in bedrooms,
10 cm thermal insulation.

The building is currently in the final phase of construction, and the



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installation of tiles and floor coverings is scheduled for April, confirming the construction progress and upcoming completion.

The apartment comes with parking spaces in front of the building.

Located in a quiet and sought-after area, this property represents an excellent opportunity both for comfortable family living and as a secure long-term investment in one of the most desirable locations in Istria.