



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02353
<b>Location :</b>	Poreč
<b>Building size :</b>	136 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	0 m
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 520.000 €

In a quiet area of Poreč, just 2 km from the town centre and well-maintained beaches, this modern family house under construction offers a total living area of 136 m<sup>2</sup>.

The property is arranged over two floors and has been designed with a focus on functionality, comfort, and contemporary living.

The ground floor comprises an entrance area, hallway, bathroom, one bedroom, storage room, and an open-plan living space that combines the kitchen, dining area, and living room. Large glass walls provide plenty of natural light and direct access to a covered terrace with a planned summer kitchen.

The first floor features two comfortable bedrooms, two modern bathrooms, a laundry room, and two terraces that provide additional space for relaxation and outdoor enjoyment.

For year-round comfort, the house will be equipped with underfloor heating, air conditioning units, and a heat pump, ensuring excellent energy efficiency and low maintenance costs.

The landscaped garden of approximately 300 m<sup>2</sup> will be enriched with greenery, while two private parking spaces are provided within the property.

Completion of construction and occupancy are planned for autumn 2026.