



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	01228
Location :	Poreč
Building size :	152.13 m2
Lot size :	115 m2
Distance from center :	9000 m
Distance from sea :	2500 m
Floor :	1
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 554.000 €

Istria, Poreč area

In the vicinity of the city of Poreč, not far from the well-maintained beaches, in a small tourist town, this luxurious apartment on two floors with a total area of

152.13 m2 with a swimming pool in the yard is located.

APARTMENT 1 (FLOOR PLAN IN YELLOW COLOR)

The apartment extends over two floors: ground floor and first floor.

The ground floor has a hallway, a spacious living room with an open-plan kitchen and dining room, one bedroom, a bathroom and a toilet.

The living room has direct access to a beautiful covered terrace of 12.82 m2 and an uncovered terrace of 54 m2 and a swimming pool in the yard of 17.50 m2.

The first floor is accessed by internal stairs.

There are two more bedrooms there, each with its own bathroom and access to a balcony of 10.60 m2 with a view of the sea and the city of Poreč and the island of St. Nikola.

The apartment also has a parking space and a storage room in the basement.

The residential building is equipped with all communal infrastructure (road, city sewerage, electricity and water supply).

The buyer is exempt from paying real estate tax.



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The building is located in a quiet village near all important amenities (restaurants, pharmacies, bakeries, shops, etc.), and is surrounded by nature and greenery, making it an ideal opportunity for all those looking for an attractive property near the sea suitable for living, vacationing and renting for tourist purposes.