



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01927         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 149 m2        |
| <b>Lot size :</b>                 | 350 m2        |
| <b>Distance from center :</b>     | 6000 m        |
| <b>Distance from sea :</b>        | 6000 m        |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 4             |
| <b>Number of bathrooms :</b>      | 4             |
| <b>Number of toilets :</b>        | 1             |
| <b>Seaview :</b>                  | Yes           |
| <b>Swimming pool :</b>            | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Basement :</b>                 | Yes           |
| <b>Electric heating :</b>         | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Year of construction :</b>     | 2024          |
| <b>Energy efficiency :</b>        | Not specified |

Price : 280.000 €

Istria, Poreč - surroundings, sea view

A new modern house for sale in roh vau faze with a swimming pool of a total area of

149m2 and a beautiful view of the sea from all floors, with the possibility of dividing it into 2 residential units.

The house is divided into 3 floors.

On the ground floor there is a lighted living room with a kitchen and a dining room, through which you can access the terrace, which is covered and connected to the swimming pool and the sundeck, from where you can see the view of the sea. On this floor we also have a bedroom, a bathroom, a laundry room and a storage room on the outside.

This unit can be a separate apartment with a total area of

52m2.

We climb the internal staircase to the first floor where there is a living room with a kitchen and a dining room, a bedroom from which you can go out to a terrace with an even better view of the sea with 2 bathrooms.

On the last floor, we have a master bedroom with a bathroom and a dressing room, which opens onto a terrace with a truly enchanting and unobstructed view of the sea and the city of Poreč.



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The last 2 floors can also be a separate residential unit with a total area of 97m2.

The house can be used as one complete unit depending on the final wishes of the buyer, which provides various benefits depending on the purpose of the building.

Underfloor heating is installed in the entire house along with air conditioners in all rooms.

Parking for 2 cars is located in the yard of this excellent house.

The house is being sold in a roh-bau (unfinished) phase, with the option to complete it at a total price of €600,000.

The urban and peaceful environment close to the beautiful city of Poreč and its beaches make this house an extremely interesting opportunity on the market with a breathtaking view.

The possibility of separating 2 residential units makes this house suitable for tourist rental and business investment.