



PARENTIUM PREMIUM  
*Real Estate*

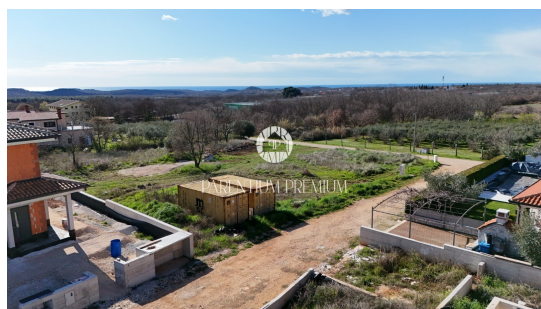
## PARENTIUM PREMIUM REAL ESTATE

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 02175         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 75 m2         |
| <b>Lot size :</b>                 | 200 m2        |
| <b>Distance from center :</b>     | 500 m         |
| <b>Distance from sea :</b>        | 5000 m        |
| <b>Floor :</b>                    | Ground floor  |
| <b>Number of rooms :</b>          | 3             |
| <b>Number of bedrooms :</b>       | 2             |
| <b>Number of bathrooms :</b>      | 1             |
| <b>Seaview :</b>                  | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Electric heating :</b>         | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Year of construction :</b>     | 2025          |
| <b>Energy efficiency :</b>        | Not specified |

Price : 250.000 €

For Sale: Ground Floor Apartment with Garden – Poreč Area

For sale is a ground floor apartment in a beautiful modern new building, with a living area of approx. 75 m<sup>2</sup> and a private garden of around 200 m<sup>2</sup>.

The apartment will consist of:

two double bedrooms

kitchen, dining room and living room (open space)

bathroom

storage room

Features:

electric underfloor heating

air conditioning

two private parking spaces in front of the building

The building has only 4 apartments and is located just a few hundred meters from a shop, school, and a bus station with direct connection to the town of Poreč and the sea.