PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01241
Location :	Poreč
Building size :	119 m2
Lot size :	70 m2
Distance from center :	3500 m
Distance from sea :	1200 m
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Fan coil heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price :	505.000 €

Istria, Poreč

Poreč, Apartment/house on three floors, with a beautiful sea view!

In Poreč, near the sea, there is this spacious house in a row of modern residential buildings. The sea view from several floors makes it a unique opportunity on the market. The area of

the house with two covered terraces is 119 m2 and consists of a spacious living room with kitchen and dining area, storage room, toilet and laundry room and access to the terrace. On the first floor there are two bedrooms with private bathrooms, one of which has a terrace. On the third floor there is a master bedroom with a bathroom and a beautiful terrace with a panoramic view of the sea.

There is a hot tub on the terrace to make the feeling of comfort and luxury more complete.

The building is excellently designed with an emphasis on the intimacy of each residential unit.
With enough space, the biggest argument of this house is certainly the beautiful terrace on the top floor with a sea view and the microlocation.
The apartment is heated with underfloor heating and air conditioning that

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cools the apartment in the summer months.

Parking for two cars is located in front of the building.

It is worth noting that the center of Poreč is a few minutes away by car or bicycle.
The most beautiful beaches are 1.2 km away. The location of the property is ideal for everyday life due to the proximity of all amenities.

The building is ready to move in. Documentation is in order.
In the stated price of the property, the buyer does not pay real estate tax of 3%, because the owner of the property is a company in the VAT system.

Due to the excellent location of the location, view and proximity to the sea, this property is an ideal investment for owners who want to enjoy luxury not far from the city center.