

**PARENTIUM NEKRETNINE**

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<b>Code :</b>	01241
<b>Location :</b>	Poreč
<b>Building size :</b>	119 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	30 m
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</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>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 505.000 €

Istria, Poreč Center

Poreč, Luxury Row House with Sea View!

In Poreč, close to the sea, this spacious row house in a modern residential building is located. The sea view from multiple levels makes it a unique opportunity on the market. The house's area with two covered terraces is 119 m<sup>2</sup> and consists of a spacious living room with a kitchen and dining area, storage room, toilet, laundry room, and exit to the terrace. On the first floor, there are two bedrooms with private bathrooms, one of which has a terrace. The third floor features a master bedroom with a bathroom and a beautiful terrace offering a panoramic sea view. A jacuzzi is also planned to complete the feeling of comfort and luxury. The building is excellently designed with an emphasis on the privacy of each residential unit. In addition to ample space, the biggest asset of this house is surely the beautiful terrace on the top floor with a sea view and micro-location. Heating is provided through underfloor heating and air conditioning for cooling during the summer months.

Parking for two cars is located behind the building. It's worth noting that the center of Poreč is just a few minutes' drive or bike ride away. The most beautiful beaches are 1.2 km away.

The planned completion of construction is by the end of 2024.

The price of the house includes VAT.

Due to its excellent location, views, and proximity to the sea, this property is an ideal investment for owners who want to enjoy luxury close to the city center.