

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	01356
Location :	Poreč
Building size :	183 m2
Lot size :	200 m2
Distance from center :	100 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 660.000 €

A beautiful duplex apartment is for sale that offers the perfect blend of luxury, comfort and functionality. Located in the heart of a picturesque small town, this apartment is ideal for family life or a relaxing holiday, while the first beaches are just 2 kilometers away.

The ground floor impresses with its spaciousness and thoughtful layout: the master bedroom with its own bathroom ensures privacy, while the guest bathroom, elegant open space living room, modern kitchen and dining room form the central space of the home. The living room opens onto a covered terrace and a spacious yard with a swimming pool - perfect for socializing and enjoying the fresh air.

On the first floor there are two additional bedrooms, a shared bathroom and a cozy living area with access to a terrace that offers a captivating view of the surroundings. With a total area of

183.02 m², the apartment is designed to meet the highest standards of modern living.

The equipment and finishing details testify to the top quality: the bedrooms are covered with parquet for additional warmth, while the rest of the space is decorated with the highest quality ceramics. Three-layer anthracite carpentry, electric underfloor heating, top-quality air conditioning, security doors and a video surveillance system ensure security, energy efficiency and comfort. Two parking spaces are owned.



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This apartment offers a unique opportunity to live in a quiet location with a wealth of amenities at your fingertips, with luxury that will satisfy even the most demanding tastes.