

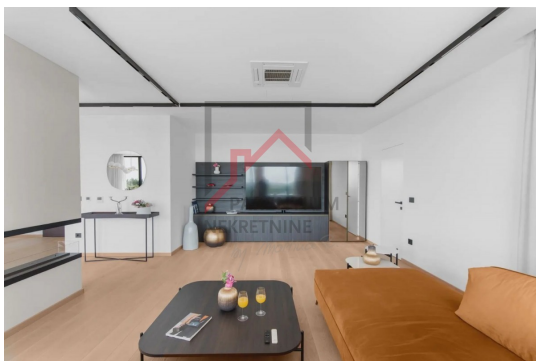
**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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**info: +385 95 359 5158 | +385 97 653 7679**



<b>Code :</b>	01399
<b>Location :</b>	Poreč
<b>Building size :</b>	207 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	800 m
<b>Floor :</b>	3
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	4
<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>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+

**Price : 1.500.000 €**

In a world where space has become more than just a place — a true experience — few properties rise to the level of this extraordinary penthouse. Positioned on the top floor of an elegant urban residence, it has been curated for those who demand perfection, not promises.

From the very first step, you're welcomed by a tactile harmony — oak floors underfoot, Italian ceramic surfaces by Lafaenza, and a bold interplay of black matte Hansgrohe fixtures and designer sanitary ware by GSI and Catalano. The aesthetic is clear, yet understated — design that doesn't shout, but whispers confidence.

Each room, complete with its own en suite bathroom, is a private retreat. The master suite, featuring its own sauna, elevates self-care to ritual. The living room invites intimate moments by the bioethanol fireplace, while Miele appliances and Novamobili furnishings with ambient-lit wardrobes provide a daily backdrop of luxury.

Comfort is intuitive. Underfloor heating across eight independently controlled zones can be activated remotely via a mobile app. Mitsubishi's top-tier climate system — with ceiling-mounted units in the main areas and wall-mounted in others — ensures a perfect indoor climate throughout the year.



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Step outside, and you'll find a terrace that's more sanctuary than space. With 116m<sup>2</sup> of outdoor area (46m<sup>2</sup> covered), thermo-treated ash ceiling panels, a glass railing in matte black, and a premium Wellis jacuzzi, you'll enjoy both privacy and panorama. Weatherproof Italian outdoor furniture completes the experience.

Secure access by magnetic key, private storage, a dedicated parking space, and a further 90m<sup>2</sup> of parking area — every detail has been anticipated.

Move-in ready and meticulously outfitted for premium rental — this is not just a home. It's a lifestyle choice, a modern icon for those who know the value of timeless quality.