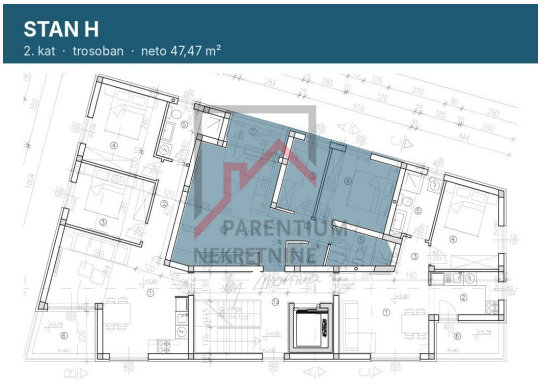
PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
web: www.parentium-nekretnine.com
info: +385 98 849 768









Code :	01672
Location :	Poreč
Building size :	47.47 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	2000 m
Floor :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price :	180.386 €

Istria, Poreč area – two-bedroom apartment on the 2nd floor with a terrace and storage room, 47.47 m², new construction

Apartment H, located on the second floor of a new residential building with 12 units and an elevator, is now available for purchase. The apartment features two rooms, a living room with a kitchen, a storage room, and a terrace. Construction is set to begin in March 2027; reservations are currently being accepted.

BASIC INFORMATION
- Floor: 2nd floor (building with ground floor + 3 stories, elevator)
- Number of rooms: 2 bedrooms (plus living area)
- Net apartment area: 47.47 m²
- Parking spaces: 2

LAYOUT AND AREAS
- Kitchen with living room: 22.45 m²
- Bedroom: 9.90 m²
- Additional room: 5.50 m²
- Bathroom: 4.12 m²
- Hallway: 2.25 m²
- Internal storage room: 1.60 m²
- Terrace: 3.30 m² (calculated at 1.65 m²)
- Total net area: 47.47 m²

DESCRIPTION OF THE SPACE
The living area, which includes the kitchen, measures 22.45 m² and provides

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access to the terrace. In addition to a 9.90 m² bedroom, there is a smaller room (5.50 m²), suitable for use as a child's room or a home office. An internal storage room provides extra space for organization.

ABOUT THE BUILDING AND DEVELOPER
The residential building consists of a ground floor and three upper floors, housing 12 apartments and an elevator. Each apartment includes two parking spaces on the building's plot. The developer has many years of experience in residential construction. Upon request, we can show you completed buildings and apartments by the same developer in similar locations, allowing you to assess the construction quality before making a reservation.

CONSTRUCTION STANDARDS
- Electric underfloor heating throughout the apartment
- Pre-installation for air conditioning units
- Fully equipped bathrooms with sanitary fixtures
- Choice of flooring: ceramic tiles or laminate
- Elevator
- 2 parking spaces per apartment

PURCHASING DURING THE PROJECT PHASE
Reserving a property before construction begins offers you a wider selection of apartments and layouts. You may also choose your own final flooring materials.

LOCATION
In the vicinity of Poreč, approximately 2,000 m from the sea and 500 m from the town center.

Please contact us for further information, reservation terms, or to arrange a viewing of the location and the developer's previously completed projects.