



B PORTA AUREA RESIDENCE

stan 4 Parentium PRESTIGE

ETAŽA 83.1m²
BALCON 2.2m²
KROVNA TERASA 72.1m²



Code :	01487
Location :	Poreč
Building size :	166 m ²
Garden size :	0 m ²
Distance from center :	600 m
Distance from sea :	600 m
Floor :	1
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	2 / 1
Number of parking lots :	1
Year of construction :	2026
Energy efficiency :	A
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.250.000 €

EXCLUSIVE AND LUXURY NEW BUILD IN POREČ – TWO-STORY APARTMENT ON THE 1ST FLOOR WITH ROOFTOP TERRACE, SUMMER KITCHEN, AND SEA VIEW

In one of the most desirable and unique locations in Poreč, in close proximity to the sea and the town center, a luxury resort named PORTA AUREA RESIDENCES is under construction.

On offer is an exceptionally rare property named Parentium Prestige – a luxury two-story new build apartment with a net usable area of 166 m².

The apartment spans the 1st floor and a rooftop terrace, offering a supreme level of comfort, privacy, and functionality.

The first floor features a 83.1 m² living space consisting of two bedrooms, a large bathroom, a guest WC, a hallway with a cloakroom and pantry, a smaller 2.2 m² terrace, and an open-plan kitchen, dining area, and living



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room with a fireplace, which opens onto an 8.8 m² terrace.

The exclusivity and standout feature of this apartment is its spacious 72.1 m² rooftop terrace, which will feature a pergola covering a summer kitchen with a dining table, a hot tub, and a sundeck area.

The apartment is equipped with underfloor heating via a heat pump throughout all rooms, and every room is air-conditioned, ensuring maximum comfort all year round.

Each residential unit comes with 1.5 parking spaces, with additional free parking spaces available—a rare find and a major advantage in this location.

Completion of construction is scheduled for the end of 2027.

Payment is made in installments according to construction phases:

10% upon signing the preliminary contract

30% once the building is under roof (rough construction finished)

20% upon completion of electrical and plumbing installations

20% upon completion of plastering, ceramics/parquet flooring, and interior/exterior joinery

10% once the building and surrounding grounds are fully completed

10% final payment upon issuance of the occupancy permit, condominium conversion, and land registry entry

The price includes VAT, meaning the buyer is exempt from real estate transfer tax. If purchased through a company, the VAT (25% in Croatia) can be reclaimed.

With its exclusive amenities and unique location, this property represents a rare opportunity on the market in Poreč.