



Code :	01549
Location :	Poreč
Building size :	161 m2
Garden size :	0 m2
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 :	Not specified
Sea View :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Outdoor kitchen :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.100.000 €

EXCLUSIVE AND LUXURY NEW DEVELOPMENT IN POREČ –
TWO-STORY APARTMENT ON THE 1ST FLOOR WITH A 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 city center, a luxury resort is being constructed under the name:

PORTA AUREA RESIDENCES.

On offer is an exceptionally rare real estate property named Parentium Sunset, featuring a luxury two-story apartment in a new development with a net usable area of 161 m².

The apartment spans the first floor and a rooftop terrace, offering a superior level of comfort, privacy, and functionality.



POREČ IMMOBILIEN

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On the first floor, there is a 74 m² living space consisting of two bedrooms, a large bathroom, a guest toilet, a hallway with a cloakroom and pantry, a small terrace of 2.7 m², as well as a kitchen, dining area, and a living room with a fireplace that opens onto a 12.4 m² terrace.

The exclusive highlight of this apartment is the spacious 72.4 m² rooftop terrace, which will feature a pergola covering a summer kitchen with a dining table, a hot tub, and a sunbathing area.

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

Each residential unit includes 1.5 parking spaces, along with access to additional free parking spaces, which is a rare advantage in this location.

Completion of construction is planned for the end of 2027.

Payment is carried out in phases based on construction progress:

10% upon signing the preliminary contract

30% once the building structure and roof are completed

20% upon completion of electrical and plumbing installations

20% upon completion of plastering, tiling (hardwood flooring), and interior/exterior joinery

10% once the building and surrounding landscaping are fully completed

10% final payment upon issuance of the occupancy permit, official subdivision, and land registry registration

The listed price includes VAT, meaning the buyer is exempt from paying property transfer tax. Additionally, if purchased through a corporate entity, the buyer can reclaim the 25% Croatian VAT.

With its exclusive amenities and prime location, this property represents a rare opportunity on the Poreč real estate market.