



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 NEW DEVELOPMENT IN POREC - DUPLEX APARTMENT WITH ROOFTOP TERRACE, OUTDOOR KITCHEN AND SEA VIEW

In one of the most attractive locations in Porec, in proximity to the sea and the town centre, an exclusive residential complex called PORTA AUREA RESIDENCES is being developed.

For sale is a rare property called Parentium Sunset; a luxury duplex apartment with a total net area of 161 m2, spread over the first floor and a spacious private rooftop terrace.

The first floor offers 74 m2 of living space and consists of two bedrooms, a large bathroom, a guest WC, a hallway with a wardrobe and storage room, a smaller terrace, and a spacious open-plan living area with a kitchen, dining area, and living room. The living room features a fireplace and opens onto a 12.4 m2 terrace.

A special feature of this apartment is the large private rooftop terrace of



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72.4 m2. The terrace will feature a pergola with an outdoor kitchen and dining area, a hot tub and a sunbathing area.

The apartment will have underfloor heating throughout, powered by a heat pump, while every room will be air-conditioned, providing a comfortable living environment throughout the year.

Each residential unit comes with 1.5 parking spaces. Additional free parking spaces will also be available, which is a significant advantage and quite rare for this location.

The planned completion of construction is scheduled for the end of 2027.

Payment terms

Payment will be made according to the construction stages:

10% upon signing the preliminary purchase agreement

30% when the building is under roof

20% upon completion of the electrical and water installations

20% upon completion of plastering, tiling, flooring, and interior and exterior joinery

10% upon full completion of the building and landscaping

10% upon obtaining the occupancy permit, completion of the condominium subdivision, and registration in the land registry

VAT is included in the purchase price, so the buyer is not required to pay real estate transfer tax. For legal entities, VAT recovery may be possible in accordance with the applicable tax regulations.

Parentium Sunset, with its large private rooftop terrace, outdoor kitchen, hot tub, sea view, and attractive location in Porec, represents a truly rare opportunity on the Porec real estate market.