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|-----------------------------------|---------------|
| <b>Code :</b>                     | 01607         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 234.83 m2     |
| <b>Garden size :</b>              | 0 m2          |
| <b>Distance from city :</b>       | 2500 m        |
| <b>Distance from sea :</b>        | 2500 m        |
| <b>Floor :</b>                    | 2             |
| <b>Number of floors :</b>         | 0             |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 4             |
| <b>Number of bathrooms / WC :</b> | 2 / 1         |
| <b>Year of construction :</b>     | 2024          |
| <b>Energy efficiency :</b>        | Not specified |
| <b>Parking lot :</b>              | Yes           |
| <b>Climate :</b>                  | Yes           |
| <b>Satellite :</b>                | Yes           |
| <b>Heating - Underfloor :</b>     | Yes           |
| <b>Depository :</b>               | Yes           |
| <b>Agency commission :</b>        | 3 % + PDV     |

**Price : 878.871 €**

#### S68

A luxurious penthouse located on the second floor of a modern residential building, comprising only five exceptionally designed residential units, is for sale. It is situated in a quiet and peaceful area, just 2500 meters away from the Adriatic Sea coast, while also being 2500 meters away from the town of Poreč.

This spacious penthouse impresses with an exceptionally smart and functional layout. It consists of a spacious living room, a modernly equipped kitchen, and a roomy dining area, totaling 67.36 m2, a large terrace of 36 m2, four bedrooms, and practical additional spaces such as a laundry room, a boiler room/technical room with central heating, and additional toilet and two bathrooms.

The penthouse comes with its own storage space of 4 m2, a rooftop terrace measuring an impressive 90 m2, and four parking spaces. It will have central underfloor heating, ensuring a comfortable temperature throughout the year. Additionally, inverter air conditioning units are intelligently positioned in all rooms.

This property represents an ideal combination of luxury, functionality, and a stunning location, offering an opportunity for uncompromised living. The penthouse can be divided into two separate units, each with an area of 114.74 m2 + rooftop terrace.