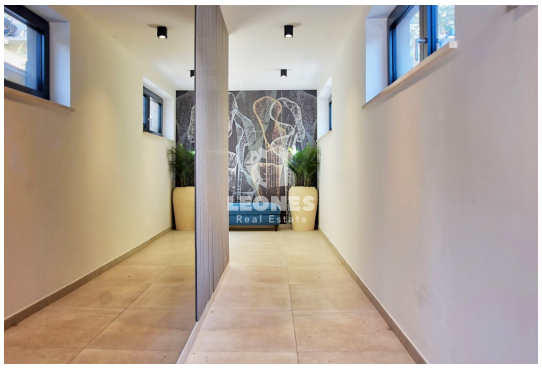
LEONES REAL ESTATE
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Code :	00679
Location :	Poreč
Building size :	200 m2
Distance from center :	300 m
Distance from sea :	500 m
Floor :	2
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	6
Number of bathrooms :	5
Number of toilets :	1
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Conducted water :	Yes
Conducted current :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Elevator :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Terrace :	Yes
Roof terrace :	Yes
Security door :	Yes
Internet :	Yes
Aluminum carpentry :	Yes
Year of construction :	2024
Condition :	New construction
Energy efficiency :	A+

Price : 1.100.000 €

Exclusive apartment with garage and panoramic sea view in the center of Poreč

We present to you a luxurious penthouse located in the very center of Poreč.
This unique property offers the perfect combination of elegance, comfort and prestigious location, ideal for those looking for a top-notch lifestyle.

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From the garage, an elevator leads to this beautiful apartment along the entire second floor, which only the owner has access to.

The penthouse consists of a large living room of 68 m2, 5 bedrooms, each bedroom with its own bathroom.

The large roof terrace of 188 m2 gives a feeling of strength and power because it is located above all other houses and has an unobstructed and open 180-degree view of the sea and the old town of Poreč.
The roof terrace has connections so that a summer kitchen, shower and jacuzzi can be installed.

Underfloor heating is installed in all rooms via a heat pump.
The facade is thermally insulated with 10 cm mineral wool with a final layer of silicate-silicone plaster

In all areas (except bathrooms) there is 15 mm thick oak parquet on the floor. The exterior joinery is made of aluminum Sucho profile 75 S with triple-layered glass filled with argon and with electric shutters.
The interior doors are white and custom-made with 9 cm wide skirting boards.

The bathrooms are equipped with cabinets and built-in sinks, mirrors with LED lighting, showers with shower channels and shower cabins and Hans Grohe faucets.

The staircase is covered with natural stone, as are the interior window sills.
The entrance door is burglar-proof and fire-resistant.
An intercom with a video camera is also installed.

With a prime location, this comfortable and luxuriously equipped penthouse represents a rare opportunity on the market.

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