



PARENTIUM PREMIUM
Real Estate

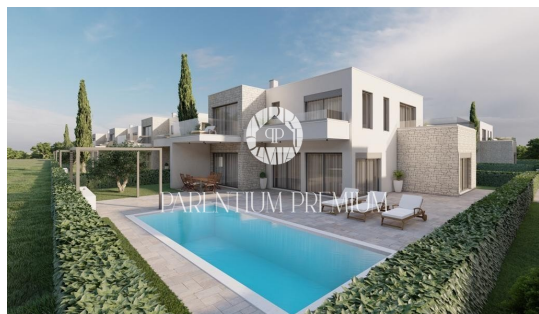
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01052
Location :	Poreč
Building size :	234.27 m2
Lot size :	527 m2
Distance from center :	4000 m
Distance from sea :	3500 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2022
Energy efficiency :	Not specified

Price : 370.000 €

Istria, Poreč OPPORTUNITY!!!

This modern villa under construction with a total area of

234.27 m2 is located in the immediate vicinity of the city of Poreč, located on a plot of land of 527 m2.

The villa is sold unfinished in the Roh Bau phase and potential buyers can continue to complete this excellent villa according to their own wishes and thus make it their ideal place for a further stay.

If the new owners want to continue the work with the current contractor, the cooperation can be extended or the contractor can be changed depending on their wishes.

The villa consists of 2 floors, in which there will be an extremely bright, spacious living room with kitchen and dining room, which will also have a fireplace for an idyllic winter atmosphere. 4 bedrooms with private bathrooms and adjoining terraces where the future owners will enjoy sunsets and a beautiful view of the sea. 1 guest toilet and 2 storage rooms complete the contents of this exceptional villa.

In the yard there will be a 32m2 swimming pool with a covered terrace and a



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summer kitchen.

Underfloor heating with a heat pump is provided for the entire house along with air conditioners in all rooms.

The villa is located in a new luxury complex with a private road and a ramp that can only be used by its residents.

The excellent price and the possibility of finishing this luxury villa according to your own ideas are an extraordinary opportunity on the market.

2 villas are available for sale.