



PARENTIUM PREMIUM
Real Estate

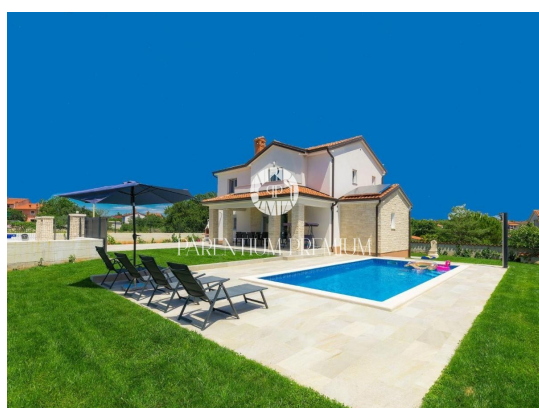
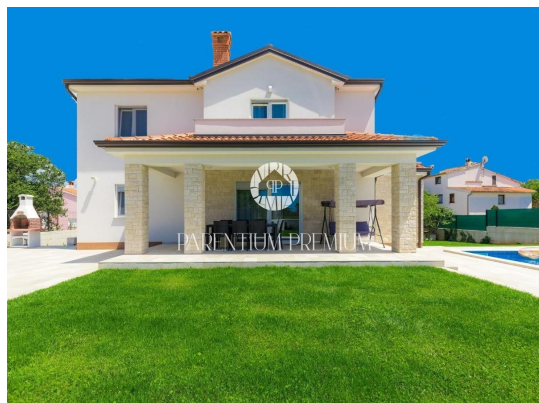
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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| | |
|-----------------------------------|--------------------|
| Code : | 01068 |
| Location : | Poreč |
| Building size : | 132 m ² |
| Lot size : | 650 m ² |
| Distance from center : | 500 m |
| Distance from sea : | 5000 m |
| Number of floors : | 2 |
| Number of rooms : | 5 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 3 |
| Number of toilets : | 1 |
| Swimming pool : | Yes |
| Parking : | Yes |
| Basement : | Yes |
| Electric heating : | Yes |
| Air conditioning heating : | Yes |
| Year of construction : | 2019 |
| Energy efficiency : | A |

Price : 620.000 €

Istria, Poreč area

This beautiful villa with a total area of

132m² is located in a quiet area near the city of Poreč, some 5km away from the city and the first beaches, on a plot of land of approx. 650m².

The villa extends over two floors, on the ground floor we have a bathroom for guests and a storage room, then we come to a spacious living room and kitchen and dining room from which you can go directly to the outdoor covered terrace and yard. On the same floor we also find one bedroom with its own bathroom.

On the first floor of the house there are 2 spacious bedrooms and two bathrooms, and from one room there is a direct access to the terrace, which is sunny all day long.

In the yard of the house there is a 32m² swimming pool with a sunbathing area and a fireplace for outdoor cooking. There is also a parking lot where 2 cars can be parked.

The house is equipped with air conditioners for heating/cooling and wall heating regulators if needed.
It is fully furnished and is being sold as such.

Due to its location and quality of construction, and considering the large



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number of reservations, this house is ideal for investment in tourism, or for solving the housing issue.