



PARENTIUM PREMIUM  
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)

web: [www.parentium-realestate.com](http://www.parentium-realestate.com)

info: +385 99 21 46 917 | +385 98 99 46 041



<b>Code :</b>	01097
<b>Location :</b>	Poreč
<b>Building size :</b>	234.27 m <sup>2</sup>
<b>Lot size :</b>	527 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	3500 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	Not specified

Old price : 370.000 €

**New price :** 350.000 €

Istria, Poreč and the surrounding area

This modern villa under construction with a total area of

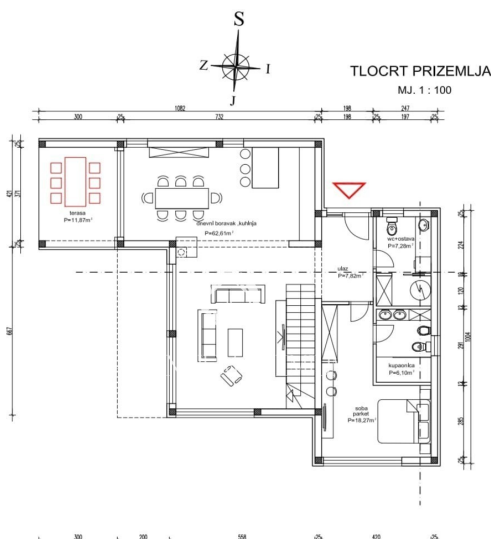
234.27 m<sup>2</sup> is located in the immediate vicinity of the city of Poreč, located on a plot of land of 527 m<sup>2</sup>.

The villa is being sold in the Roh Bau phase and potential buyers can continue to complete this excellent villa according to their own wishes.

It is possible to agree with the seller and the contractor that the house will be completely finished "turnkey".

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. 1 guest toilet and 2 storage rooms complete the contents of this exceptional villa.

In the yard there will be a 32m<sup>2</sup> swimming pool with a covered terrace and a summer kitchen.





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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 settlement in a quiet location in the vicinity of the beautiful city of Poreč, not far from the first beaches.

This exceptional opportunity on the market can be a great business investment or as your new oasis of perfect summer vacation.