



Code :	01113
Location :	Poreč
Building size :	300 m2
Lot size :	540 m2
Distance from center :	9000 m
Distance from sea :	2500 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
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 :	2023
Energy efficiency :	Not specified

Old price : 1.390.000 €

New price : 1.300.000 €

Istria, Poreč area

In the vicinity of the city of Poreč, this attractive spacious villa with a swimming pool, jacuzzi, fitness and wellness area of

280m2 is located in a prime location.

The villa is spread over two floors and consists of a living room with a fireplace, which is open-plan and connected to the kitchen and dining room. The large glass walls placed in that part bring in a large amount of sunlight throughout the day. There is also a wellness room with fitness and sauna, a storage room, a laundry room and a toilet.

We climb the internal staircase to the 1st floor, where there are four spacious bedrooms with their own bathrooms and terraces that offer a romantic view of the sea and beautiful sunsets.

From the living room you can reach the covered terrace where there is a swimming pool with a view of the greenery.

On the roof of this attractive villa there is a spacious terrace of 25.64 m2 with a truly special view of the sea.



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

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

Underfloor heating with a heat pump and air conditioners, which are also used for cooling on hot summer days, will be installed in all rooms of the house.

The yard will be decorated in a Mediterranean style with a large swimming pool and a sun deck perfect for summer enjoyment with a summer kitchen that completes the whole story.

The villa is of very high quality construction with an installed alarm system.

Not far from the place itself, there are all the necessary facilities for an undisturbed stay and enjoyment in this beautiful location.

The property is subject to VAT and the buyer is exempt from paying real estate tax.

The planned completion of construction is scheduled for the end of 2023.

This attractive modern villa can be an ideal investment for tourism or as a house for a luxurious vacation and year-round stay.