



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01189
<b>Location :</b>	Poreč
<b>Building size :</b>	150 m2
<b>Lot size :</b>	900 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<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>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 643.750 €

This beautiful villa with a swimming pool is located in a quiet location not far from Motovun and 15 km from Poreč and Novigrad. It covers 900m2 of land and 150m2 of living space. The size of the pool is 42m2.

The project includes 6 villas with private pools and impeccably landscaped gardens. The villa has 2 covered parking spaces.

On the ground floor of the house there is a kitchen with a dining room and an open space concept living room with access to the terrace and a guest toilet. The first floor consists of 3 bedrooms, each with its own bathroom and 2 terraces.

The heating system is a heat pump with water floor heating and fan convectors for heating and cooling, as well as a central water tank of 300 l for heating the pool. Pool technology and water disinfection are based on the principle of electrolysis. Satellite TV system and IP TV.

The bedrooms have high-quality Italian wooden parquet, and the other rooms have high-quality ceramics. Aluminum carpentry and shutters. Automatic electric gate with remote control. Video surveillance system and camera with smartphone control. The plot is surrounded by a betafence fence and a parapet wall, next to which a hedge (photinia) and grass are planted, and an automatic irrigation system with a timer and rain sensors is installed.

The villa is sold unfurnished with the possibility of complete furnishing, from furniture to towels, for an additional fee.

In addition to quality equipment and a perfect appearance, this villa is also ideal for family life or tourist rental due to its quiet location.