



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	01223
<b>Location :</b>	Poreč
<b>Building size :</b>	170 m2
<b>Lot size :</b>	712 m2
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	5000 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A

Price : 749.000 €

This beautiful traditional Istrian villa with touches of Spanish flair and a perfect panoramic view is located in a small and quiet village. It is 170m2 in size and covers a 712m2 plot with a swimming pool, garden and summer terrace with barbecue. The new construction is in the final phase. The ground floor consists of a spacious living room with kitchen and dining room, hallway, toilet, technical room, sauna, bedroom, bathroom and terrace. If the customer does not want a sauna, it is made as a potential bedroom, so he can repurpose it according to his needs and wishes. An open staircase leads to the first floor, where there is a beautiful gallery and two bedrooms with their own bathrooms and terraces. In the project and construction, attention was paid to every detail, so the final result is quality at the highest level and impressive aesthetics. Located in a quiet location, surrounded by nature and greenery and at the same time close to numerous facilities for recreation and gastronomic pleasures, this villa is ideal for living or a fantastic potential for tourist rental and good income.