



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01227
<b>Location :</b>	Poreč
<b>Building size :</b>	160 m2
<b>Lot size :</b>	601 m2
<b>Distance from center :</b>	8000 m
<b>Distance from sea :</b>	700 m
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</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 :** 890.000 €

A modern villa with a swimming pool surrounded by beautiful landscapes near well-kept beaches and a crystal clear sea. It is located in a highly sought-after location, not far from shopping centers, the post office, renowned Istrian taverns and rural households where you can taste Istrian specialties, top wines and olive oil.

The 160m2 villa is spread over a 601m2 plot with an idyllic garden and a large swimming pool with a sunbathing area, a covered relaxation area with a summer kitchen and lounge area, and a jacuzzi.

On the ground floor there is a large living room with a kitchen, dining room and living room, a smaller bedroom, a guest toilet and a laundry room. Upstairs there are 3 spacious bedrooms with private bathrooms and terraces with a fabulous view of greenery, nature and the sea.

All rooms are decorated with large glass walls that, in addition to a modern and attractive appearance, provide the interior with all-day light with a view of the sea and the sunset, which you can enjoy from every room.

Heating is provided by air conditioners and a heat pump.

It is sold fully furnished with high-quality designer furniture, and final works and decoration are expected in July 2023.

The villa offers complete luxury and privacy, which make it an ideal opportunity for a peaceful family life as well as a successful tourist rental.