



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	01231
<b>Location :</b>	Poreč
<b>Building size :</b>	165 m2
<b>Lot size :</b>	466 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	3800 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	4
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Price : 820.000 €

The villa with a view of the beautiful landscape and the sea, built in a typical traditional Istrian style, is located in a quiet place, separated from tourist crowds and noise.

Ideally designed and functional floor plan, spread over a plot of 466m2, size 165.10m2.

Partly stone and decorated with rustic barns, it is sold with a completely decorated interior.

On the ground floor there is a living area, a kitchen with a dining room and an open space concept living room, as well as a bedroom with a bathroom and a technical room/storage room and a guest toilet. The stone walls in the living room highlight the beauty of this timeless architecture.

Upstairs there are two bedrooms with private bathrooms with access to a covered terrace that offers an enchanting view of nature and the sea.

Heating and cooling is provided by underfloor heating and a heat pump.

The impeccably landscaped garden is home to a heated swimming pool and sunbathing area, as well as a covered summer kitchen with a lounge area as a perfect place to relax.

Completely surrounded by a hedge, it provides peace and privacy, which

makes it perfect, both for a peaceful family life and for a tourist investment.

Completion of the house is planned for October 2023.