



PARENTIUM PREMIUM  
*Real Estate*

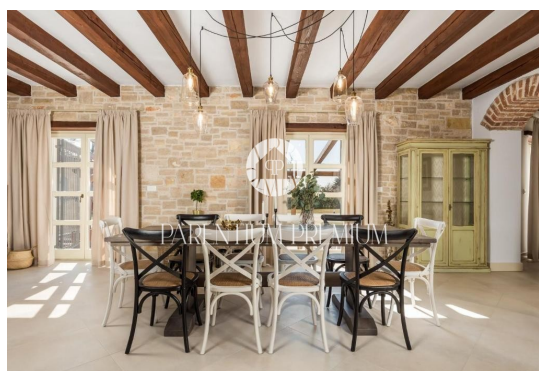
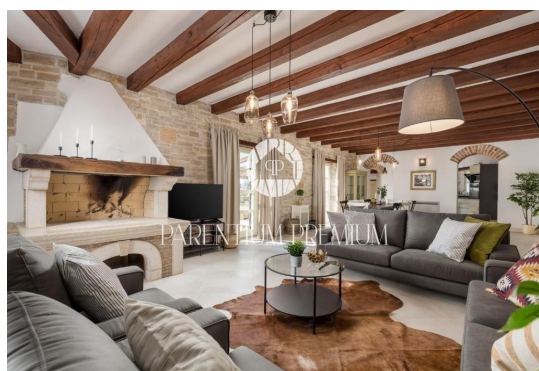
## PARENTIUM REAL ESTATE

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<b>Code :</b>	01234
<b>Location :</b>	Poreč
<b>Building size :</b>	361 m2
<b>Lot size :</b>	2347 m2
<b>Distance from center :</b>	15000 m
<b>Distance from sea :</b>	16000 m
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

Price : 1.044.588 €

A beautiful luxury villa with a stone exterior that hides a perfectly designed interior, is located in a quiet place in the central part of Istria.

The size of 361m2 is located on 2347m2.

On the ground floor there is a kitchen with a dining room, a living room, a study, 2 bedrooms with their own bathrooms and access to the yard, a hallway, a storage room, a laundry room and a boiler room. Upstairs are 2 bedrooms with private bathrooms and terraces.

The yard has been given a lot of attention, so there is a spacious swimming pool with showers and a sunbathing area for a complete atmosphere, a covered summer terrace with a barbecue as a social area ideal for morning coffee or watching the sunset, a beautiful lawn decorated with olive trees and a covered parking lot.

A heating and cooling system is provided throughout the villa using underfloor heating and a fan coil.

This impressive villa captivates with its precise and carefully selected details during the decoration and provides an incredible atmosphere that leaves no room for a bad mood. The clean air, the chirping of birds and the view of the greenery that complete this hedonism make it ideal for living, but also for taking over an already well-established job in tourist rental.