



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: office@parentium-realestate.com**

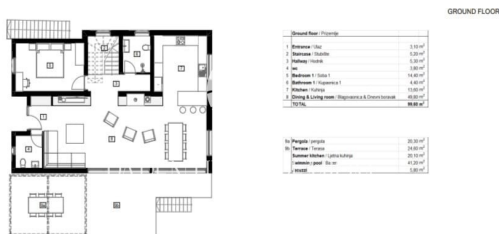
**web: www.parentium-realestate.com**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01236
<b>Location :</b>	Poreč
<b>Building size :</b>	330 m2
<b>Lot size :</b>	1000 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 1.250.000 €



Istria, Poreč area

In the vicinity of the city of Poreč is located this imposing luxury villa with a total area of

330m2 with rich contents and a beautiful panoramic view.

The villa is divided into 3 floors.

In the basement there is an equipped fitness room and a sauna with a shower, as well as a garage for a car if needed.

The ground floor is divided into an open living area where there is a kitchen, dining room and living room with lots of sunlight that penetrates through the glass wall that runs along the entire living area and connects it to the terrace which is partially covered. On this floor there is another bedroom, a bathroom and a guest toilet.

On the first floor, we have as many as 4 bedrooms, 2 of which have their own bathrooms, and the master bedroom has access to its own terrace. The other rooms can use a shared bathroom and a large roof terrace covered with a modern pergola, which truly offers a phenomenal panoramic



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view of the landscape and the sea.

In the yard there is a swimming pool, Jacuzzi and a covered summer kitchen for socializing and dining.

Electric underfloor heating will be installed throughout the house along with air conditioners for summer cooling.

The completion of the construction of this villa is expected at the beginning of 2024.

The luxury and comfort offered by this villa with truly rich contents and a breathtaking view are a rare opportunity on the market.