



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	01237
<b>Location :</b>	Poreč
<b>Building size :</b>	250 m <sup>2</sup>
<b>Lot size :</b>	1527 m <sup>2</sup>
<b>Distance from center :</b>	20000 m
<b>Distance from sea :</b>	15000 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>	2011
<b>Energy efficiency :</b>	Not specified

Price : on request €

At the entrance to a small town in Istria, famous for its Istrian prosciutto, is located this beautiful traditional villa, perfectly integrated into the peaceful surroundings.

The size of 250m<sup>2</sup> on a plot of 1527m<sup>2</sup> is spread over two floors. On the ground floor there is a kitchen with a dining room, a living room with a fireplace, a pantry and a guest toilet. Upstairs there are 3 bedrooms with private bathrooms and access to the terrace with an unobstructed view of the greenery and Mediterranean nature.

The exterior and interior of the villa blend perfectly with each other, respecting the tradition of the region in which they are located, while still looking modern.

In the construction and decoration, natural materials such as wood and stone were used to the maximum, so the ceilings are decorated with wooden beams, along with modern and unobtrusive furniture.

A stone wall surrounds the luxurious garden rich in indigenous plants, which hides this oasis from unwanted views.

In the garden there is a covered terrace dominated by a large solid wood table ideal for summer get-togethers, a large swimming pool with a sunbathing area and a covered summer kitchen with a barbecue and seating furniture, which serves as a lounge area.

There is also a parking lot protected by sliding doors with remote opening and closing.

Underfloor heating and a heat pump were installed.

This villa provides a peaceful life away from the hustle and bustle of the city with peace and quiet, and it also has a well-established rental business, so it provides an ideal opportunity as an investment for tourist purposes.