



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

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



<b>Code :</b>	01287
<b>Location :</b>	Poreč
<b>Building size :</b>	240 m <sup>2</sup>
<b>Lot size :</b>	476 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	4500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	Not specified

**Price :** 674.375 €

Poreč, surroundings

Only 5 km from the city center, in a quiet village, this 240 m<sup>2</sup> villa is located on a fenced plot of 476 m<sup>2</sup>.

The villa has a basement and two floors.

On the ground floor there is a spacious living room, kitchen, dining room, one bedroom and a bathroom. The living room leads directly to the terrace, which offers a beautiful view of the sea, pool and nature.

On the first floor there are three more bedrooms, of which two have access to a common terrace, and one toilet and bathroom.

The villa is heated using a heat pump, and solar panels have been installed that are currently used to heat water.

All amenities are located near the town itself, and due to its location, this villa is an ideal investment for both family life and tourist rental.

The villa is currently used for tourist purposes, so the future owner could only continue the already well-established business.