



PARENTIUM PREMIUM
Real Estate

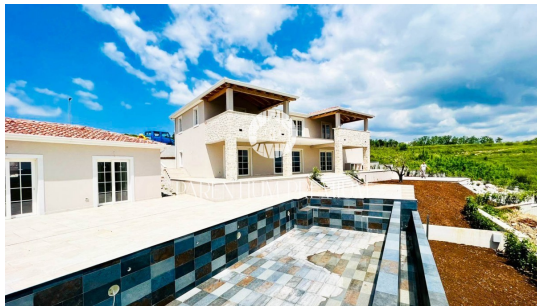
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01314
Location :	Poreč
Building size :	300 m ²
Lot size :	1200 m ²
Distance from center :	17000 m
Distance from sea :	16000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Price : 1.380.000 €

Istria, Poreč area

This luxurious stone villa of 300m² is located in a quiet village that exudes Istrian values, located on a plot of land of 1200m².

The villa itself was built to a very high standard and will be richly equipped.

On the ground floor of the villa there is a spacious living room with a wood-burning fireplace, a kitchen, a dining room, a bedroom with its own bathroom and a guest toilet.

All the rooms on the ground floor will lead to the terrace, which will be partially covered, and a beautiful sunbathing area around the 48m² swimming pool, which will have a built-in hydromassage.

Upstairs there are 3 bedrooms with their own bathrooms and exits to terraces with a phenomenal view of the interior of Istria and its beautiful landscape full of vineyards and olive groves.

In the courtyard decorated in a Mediterranean style, we have a large summer kitchen with a bathroom, sauna and jacuzzi for complete relaxation and the complete atmosphere that this truly luxurious villa will provide for its future owners.



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The house also has a separate garage.

Underfloor heating is installed throughout the house with fan coils in all rooms.

The villa has been completed and is being sold equipped with an elegant custom-made kitchen and sanitary facilities in the bathrooms for the offered price.

Upon agreement with the investor, it is possible to equip the entire house with designer furniture at an additional cost.

For all lovers of the Istrian landscape and a peaceful holiday close to excellent gastronomic content, this villa is definitely a real recommendation.