



PARENTIUM PREMIUM
Real Estate

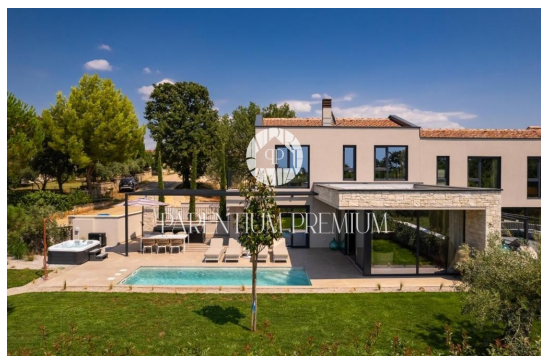
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01316
Location :	Poreč
Building size :	143 m2
Lot size :	493 m2
Distance from center :	5000 m
Distance from sea :	4000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Price : 837.500 €

Istria, Porec

An excellent semi-detached designer villa with a total area of

143m2 with a swimming pool and sauna is for sale, located in a beautiful location surrounded by olive groves and greenery.

On the ground floor there is an entrance hall that leads to a spacious open space where the living room, kitchen and dining room are located. This entire space is glazed with large glass walls that are connected to the covered terrace, swimming pool and sauna, and summer kitchen with fireplace.

On the ground floor we have another bedroom, a bathroom and a storage room.

There are 2 bedrooms with private bathrooms on the first floor, one of which has access to a covered terrace.

On the first floor there is an additional room that is intended for a laundry room with a washing machine and a dryer.

Underfloor heating is installed throughout the house with air conditioners in every room.

The parking lot is arranged for 2 cars and the rest of the garden exudes



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Mediterranean style.

Automatic irrigation is installed in the green belt of the garden.

The villa is sold fully equipped and furnished.

The quiet location and proximity to beautiful beaches and the old town of Poreč make this object extremely interesting for a year-round stay as well as a tourist rental.