



PARENTIUM PREMIUM
Real Estate

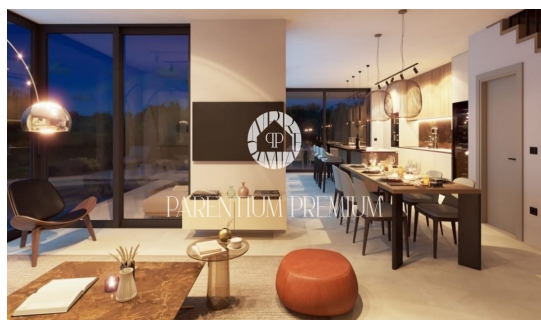
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01317
Location :	Poreč
Building size :	138 m2
Lot size :	640 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
Number of toilets :	1
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 : 811.250 €

Istria, Porec

For sale is this luxury designer villa with a total area of

138m2 with a heated pool located in a beautiful location surrounded by olive groves and greenery.

The villa is divided into 2 floors, and on the ground floor we have an entrance hall that leads to a spacious open space where the living room, kitchen and dining room are located. This entire area is glazed with large glass walls that are connected to a covered terrace, a heated pool and a summer kitchen with a fireplace.

On the ground floor there is another toilet, a storage room and a boiler room on the outside.

On the first floor there are 3 bedrooms with their own bathrooms and access to the terrace, one of which has its own sauna and a covered part of the terrace.

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

The parking lot will be arranged for 2 cars, and the rest of the garden, where



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the garden house will be located, will exude Mediterranean style.

Automatic irrigation will be installed in the green belt of the garden.

Given that the construction of this villa is in the initial phase, future owners will be able to participate in the selection of finishing materials for assembling their own dream home.

The price of this house is expressed without furniture, but it is possible to equip it with designer furniture as shown in the visualisations.

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.