



PARENTIUM PREMIUM  
*Real Estate*

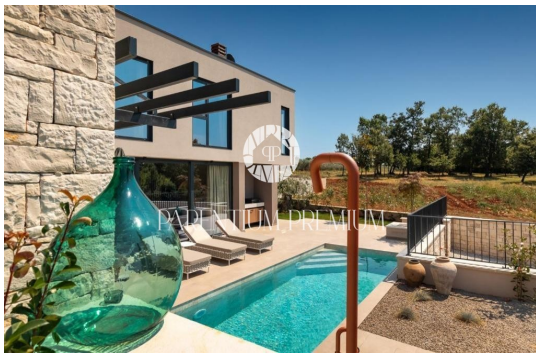
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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



<b>Code :</b>	01318
<b>Location :</b>	Poreč
<b>Building size :</b>	111 m2
<b>Lot size :</b>	385 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 837.500 €

Istria, Porec

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

111m2 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. On the ground floor we have another smaller toilet and a storage room.

There are 3 bedrooms on the first floor, of which the master bedroom has its own bathroom with a double sink and a sauna for relaxation. The remaining 2 bedrooms share a common bathroom.

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 Mediterranean style.



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

The villa is sold fully furnished and equipped.

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.