



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01325
<b>Location :</b>	Poreč
<b>Building size :</b>	166 m2
<b>Lot size :</b>	500 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	13000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2016
<b>Energy efficiency :</b>	Not specified

**Price :** 630.000 €

Istria, Porec

On the edge of a quiet place, not far from all amenities necessary for life and only a few minutes' drive to the city of Poreč, this beautiful villa with a total area of 166 m2 is located on a carefully landscaped garden.

The villa is spread over two floors. On the first floor there is a living room with a dining room and a kitchen, one bedroom with its own bathroom, a guest toilet and a laundry room. We climb the stairs to the first floor, where we find two more spacious bedrooms, each with its own bathroom and terrace. Both terraces offer a beautiful view of the sea and the landscape.

In the beautiful garden there is a swimming pool with a sunbathing area, from which you can also enjoy the beautiful landscape and view, absolutely undisturbed by other buildings.

The heating and cooling of the house is designed with air conditioners and a fireplace in the living room, and the first phase of underfloor heating has been installed.

The property is fully furnished and is being sold as such.

This house is a great opportunity for investment in tourism due to the already well-established business, as well as for a peaceful family life due to the attractive location.