



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01345
<b>Location :</b>	Poreč
<b>Building size :</b>	178.23 m2
<b>Lot size :</b>	766 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<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>Central heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Price : 690.000 €

Istria, Poreč - surroundings

This new modern house with a total area of

178.23m2 on a plot of land of 766m2 is located in the vicinity of the city of Poreč, in the center of the village, with all the amenities necessary for everyday life.

The house extends over two floors.

On the ground floor we have a large living space of 50 m2 consisting of a living room, kitchen and dining room, which is connected to the pool and the beach through illuminated glass walls.

On this floor there is one bedroom with its own bathroom and access to the pool, a storage room and a technical room on the outside of the house.

Upstairs we have 3 bedrooms with their own bathrooms and adjoining terraces and a separate laundry room.

In the yard next to the beautiful swimming pool of 36m2, there is a covered summer kitchen with a fireplace and all the necessary installations.

The rest of the area is covered with lawn that will have automatic irrigation. The parking lot in the yard will be paved for 2 cars.



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Underfloor heating will be installed throughout the house along with fan coils in all heating/cooling rooms.

In the living room there is a chimney for the installation of a wood/pellet fireplace.

Quality construction and an excellent location in the center of the village in a quiet place are an ideal opportunity for your future holiday home.