



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01363         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 125 m2        |
| <b>Lot size :</b>                 | 350 m2        |
| <b>Distance from center :</b>     | 6000 m        |
| <b>Distance from sea :</b>        | 6000 m        |
| <b>Number of floors :</b>         | 1             |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 4             |
| <b>Number of bathrooms :</b>      | 3             |
| <b>Seaview :</b>                  | Yes           |
| <b>Swimming pool :</b>            | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Electric heating :</b>         | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Heating by fireplace :</b>     | Yes           |
| <b>Year of construction :</b>     | 2021          |
| <b>Energy efficiency :</b>        | Not specified |

**Price :** 490.000 €

Istria, Porec

In a small town not far from Poreč, filled with all the amenities needed in everyday life (market, restaurant, cafe, school, kindergarten), this nicely decorated house with a total area of

125m2 is located.

The house is divided into 2 floors and on the ground floor there is an open living room with a kitchen and dining room, a bedroom with its own bathroom and a small storage room.

There are 3 bedrooms on the first floor, one of which has its own bathroom, and the other two have a shared bathroom.

The bedrooms on the first floor have their own terraces with a view of the sea and the city of Poreč.

In the yard there is a swimming pool with a sunbathing area and a summer kitchen, and a diligently arranged and maintained green belt around the house.

The parking lot is paved and fenced enough to park 2 cars.

The house is equipped with video surveillance.

Heating/cooling is done using an air conditioner with the possibility of installing an additional wood/pellet fireplace.



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The house is sold fully furnished and equipped.

Considering the location, this property can be great for everyday family life or for tourist rental.