



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	01376
<b>Location :</b>	Poreč
<b>Building size :</b>	175 m2
<b>Lot size :</b>	882 m2
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	8000 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>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+

Price : 840.000 €

Istria, Porec

In a small town not far from Poreč filled with all the amenities needed in everyday life (market, restaurant, cafe, school, kindergarten) on a plot of 900m2, this villa with a net area of 175m2 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, toilet and two covered terraces.

There are 3 bedrooms on the first floor, each with its own bathroom, and a terrace.

In the yard, there will be a swimming pool of 32m2 net area with a sunbed, and a diligently arranged and maintained green belt around the house.

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

Heating/cooling will be done using floor heating and air conditioning.

The property is included in the VAT system, and VAT is part of the stated sales price.

Due to its exceptional location and proximity to everything necessary for life and enjoyment, this property is great for solving the housing issue as well as for investing in tourism and tourist rentals.