



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

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



Code :	01378
Location :	Poreč
Building size :	177 m ²
Lot size :	914 m ²
Distance from center :	10000 m
Distance from sea :	8000 m
Number of floors :	1
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2023
Energy efficiency :	A+

Price : 850.000 €

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 177m² 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 a bathroom, a storage room, an auxiliary room (laundry room, etc.), and a toilet. The living room leads to a spacious covered terrace big enough for a dining table and enjoying beautiful days. There will be 3 bedrooms on the first floor, each with its own bathroom. From the master bedroom, it will be possible to go out to the terrace, which will be partially covered.

In the yard, there will be a swimming pool of 32m² net area with a sunbathing area 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



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

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

and enjoyment, this property is great for solving the housing issue as well as for investing in tourism and tourist rentals.