



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

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Code :	01379
Location :	Poreč
Building size :	300 m2
Lot size :	1323 m2
Distance from center :	10000 m
Distance from sea :	8000 m
Number of floors :	1
Number of rooms :	9
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2023
Energy efficiency :	A+

Price : 1.375.000 €

Istria, Porec

In a small town not far from Poreč filled with all the facilities needed in everyday life (market, restaurant, cafe, school, kindergarten) on a plot of 1300m2, this impressive villa of 300m2 net area is located.

The house is divided into 2 floors, and on the ground floor there is an open living room with kitchen and dining room, wine storage, engine room, utility room, storage room, sauna, toilet, covered terrace of almost 50 m2.

There will be 4 bedrooms on the first floor, each with its own bathroom. From two rooms, it will be possible to exit to two covered terraces, from which you can exit to a large uncovered terrace.

In the yard, there will be a swimming pool of 49m2 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 and enjoyment, this property is great for solving the housing issue as well as for investing in tourism and tourist rentals.