



PARENTIUM PREMIUM
Real Estate

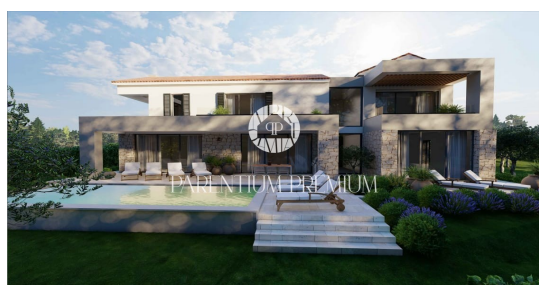
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01391
Location :	Poreč
Building size :	250 m ²
Lot size :	1026 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
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2023
Energy efficiency :	A+

Price : 1.350.000 €

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 1000m² and with a fantastic view of the sea, this imposing villa of 250m² net area will be 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, an auxiliary room (laundry room, etc.), and a toilet. The living room leads to a spacious covered terrace.

On the first floor, there will be 3 bedrooms, each with its own bathroom, and one study. 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 49m² with a sunbathing area and a diligently arranged and maintained green belt around the house.

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



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for investing in tourism and tourist rentals.