



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01391
<b>Location :</b>	Poreč
<b>Building size :</b>	250 m <sup>2</sup>
<b>Lot size :</b>	1026 m <sup>2</sup>
<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>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</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 : 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 1000m<sup>2</sup> and with a fantastic view of the sea, this imposing villa of 250m<sup>2</sup> 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 49m<sup>2</sup> 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.