



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	01462
<b>Location :</b>	Poreč
<b>Building size :</b>	353 m2
<b>Lot size :</b>	1000 m2
<b>Distance from center :</b>	25000 m
<b>Distance from sea :</b>	16000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2018
<b>Energy efficiency :</b>	Not specified

Price : 1.100.000 €

Istria,

Luxury villa with swimming pool, surface area 353 m2 with a garden area of 997 m2, perfect dimensions for large family gatherings.

On the ground floor there is a spacious living room with a fireplace, a dining room with a table and chairs for 8 people, a fully equipped rustic kitchen, a bedroom with a double bed and a bathroom.

There are three double rooms with bathrooms on the first floor. Two have a double bed, and one has two separate beds. Two rooms have access to terraces with an enchanting view of green landscapes, pastures where Istrian Boškarini cattle graze and the sea on the horizon.

Relax on a deckchair with an interesting book, play hide-and-seek with the children, prepare a delicious lunch with ingredients from the nearby eco-garden, taste local wines while watching fairy-tale sunsets... all this and much more is made possible by the beautiful garden with a swimming pool, which is one of the trump card of this exceptional house.

The villa offers a fantastically equipped sports area with a multifunctional field for handball, basketball and football, a volleyball court, 2 tennis courts, 2 bocce courts, a table tennis table, outdoor fitness and a huge children's playground.

This property is a great opportunity for investment in tourism or as your own house and an oasis of peace and relaxation.