



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01464
<b>Location :</b>	Poreč
<b>Building size :</b>	372 m2
<b>Lot size :</b>	1600 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>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	6
<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>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2018
<b>Energy efficiency :</b>	Not specified

Price : 1.600.000 €

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Luxury villa with pool, 372 m2 with a 1600m2 garden, perfect dimensions for large family gatherings and relaxation.

On the ground floor there is a luxurious living room with a fireplace, a dining room with a table and chairs for 10 people, a toilet, a large and modernly equipped rustic kitchen and two bedrooms with bathrooms, one with a double bed, the other with two separate beds.

There are three double rooms with bathrooms and double beds on the first floor. Two bedrooms have access to terraces with a beautiful view of the greenery and the sea.

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



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house and an oasis of peace and relaxation.