



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01480
<b>Location :</b>	Poreč
<b>Building size :</b>	169 m2
<b>Lot size :</b>	679 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<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>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 740.000 €

Istria, Poreč - surroundings

In a beautiful and peaceful location not far from beautiful places such as the Limski Kanal and Vrsar, this spacious modern Istrian style villa of extremely high quality construction is located.

The villa is spread over two floors with a total area of

169.30m2.

On the ground floor of this villa there is a spacious living room with a kitchen and dining area, a toilet and a storage room.

Large glass walls have been installed throughout the living room and dining room, which enable a large influx of sunlight and rich natural lighting of the space.

The internal staircase leads to the first floor, where there are 3 comfortable bedrooms, one of which has its own modernly equipped bathroom and a terrace with a view of the pool and the nature that surrounds this fantastic villa.

From the living room and dining room there is access to the terrace, which is covered and connected to the pool, from where there is a soothing view of the greenery.



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Heating of the entire villa will be underfloor heating with fan coils in all rooms.

Mediterranean plants will be planted in the garden, which will surround the beach of the pool for an idyllic atmosphere.

This small place is filled with autochthonous Istrian stone houses and holiday villas and a famous winery, only a few minutes away from Istrian epsilon, which provides excellent road connections.

The price of the villa is expressed without VAT and is sold turnkey, fully furnished without furniture.

The buyer is exempt from real estate sales tax.

The villa is already in an advanced stage of construction and can be viewed, and the planned completion of all works is scheduled for the spring of 2024.

This property is an ideal investment for family life in a natural environment or as a business investment for the purpose of tourist rental that will satisfy the most demanding guests.