



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**  
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|                                   |                       |
|-----------------------------------|-----------------------|
| <b>Code :</b>                     | 01484                 |
| <b>Location :</b>                 | Poreč                 |
| <b>Building size :</b>            | 196.86 m <sup>2</sup> |
| <b>Lot size :</b>                 | 1023 m <sup>2</sup>   |
| <b>Distance from center :</b>     | 3500 m                |
| <b>Distance from sea :</b>        | 3500 m                |
| <b>Number of floors :</b>         | 1                     |
| <b>Number of rooms :</b>          | 5                     |
| <b>Number of bedrooms :</b>       | 4                     |
| <b>Number of bathrooms :</b>      | 4                     |
| <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>     | 2024                  |
| <b>Energy efficiency :</b>        | Not specified         |

**Price :** 1.200.000 €

Istria, Porec

This new modern-style villa with rustic details that belong to the Istrian climate will be built on an attractive location in a sought-after settlement. The villa will be richly equipped and very comfortable with a total area of

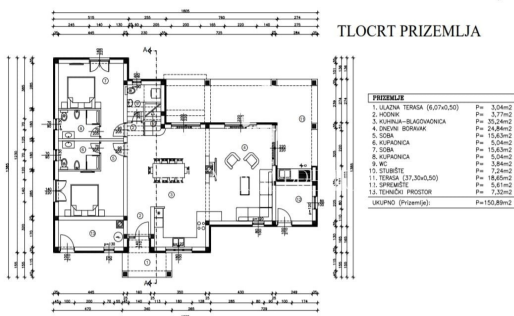
194.86m<sup>2</sup>, located on a plot of land of 1023m<sup>2</sup>.

On the ground floor, there will be an entrance hall through which we enter the incredibly large and exceptionally well-lit living room, which consists of a kitchen, dining room and living room with a total area of

60m<sup>2</sup>. From all parts of the living area, through 3 large sliding rocks, you will go out to the terrace, which is covered and connected to the beautiful infinity pool and the summer kitchen.

On this floor, there are 2 bedrooms with their own bathrooms, a small toilet and a large storage room and a boiler room that will be accessed from the outside of the building.

The staircase inside this imposing villa leads to the first floor where there are 2 more bedrooms with their own bathrooms and terraces with a soothing view of the surrounding environment.





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Underfloor heating will be installed throughout the house along with air conditioning in all rooms for summer cooling.

All materials will be of the highest quality and carefully selected for this top-quality villa, with the opportunity for future owners to participate in the construction process and add their own choices to the final shine of this luxurious property.

The parking lot in the yard will be paved for more cars.

The green area will be filled with Mediterranean plants and automatic irrigation.

Every detail will be meticulously planned and will offer future owners the finest ambience, both in interior and exterior decoration.

The start of construction is scheduled for the beginning of 2024, and the expected completion of all works is expected at the beginning of 2025.

For people who recognize quality, great architecture and location, this villa will offer everything you can imagine and desire and is a rare opportunity on the market.

We are at your disposal for any additional information!