



PARENTIUM PREMIUM
Real Estate

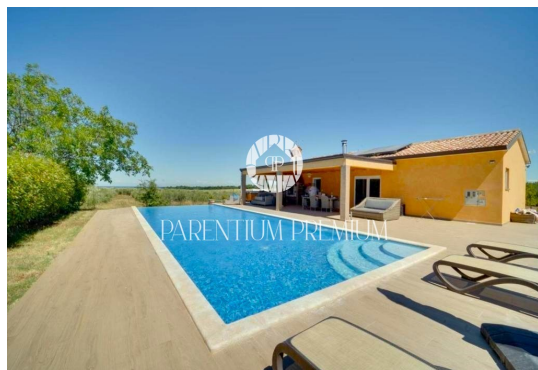
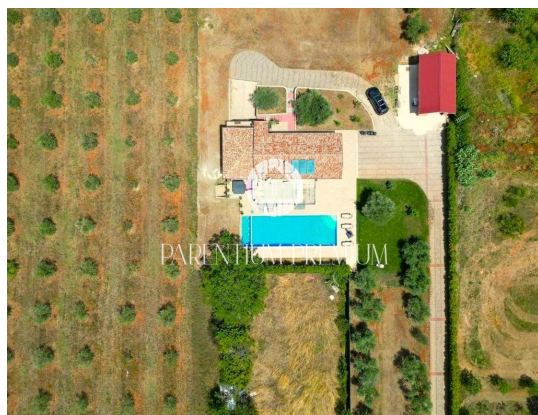
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01533
Location :	Novigrad
Building size :	165 m2
Lot size :	4494 m2
Distance from center :	2500 m
Distance from sea :	2500 m
Number of rooms :	5
Number of bedrooms :	2
Number of bathrooms :	3
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2011
Energy efficiency :	Not specified

Price : 1.100.000 €

This property offers you a unique experience of peace and relaxation, immersed in nature. Located not far from the city center, here you will find refuge from the hustle and bustle of the city. The property is like your own oasis, where you feel complete isolation and peace, far from the busy everyday life.

One of the advantages of this property is the spectacular swimming pool that offers an incredible view of the wide open sea and magical sunsets. The pool extends to an impressive 102 square meters, surrounded by decoratively lit olive trees that create an incredible environment for every moment of relaxation. But that's just the beginning.

The spacious porch creates a wonderful continuity with the interior space, and here there is a modern summer kitchen and outdoor dining area, as well as a hot tub for relaxation.

The house itself radiates a timeless design that fits perfectly into the natural environment. Light fills the spacious and airy living space, creating a warm and comfortable atmosphere throughout the day. The house extends over two floors - basement and ground floor.

The basement reveals a wellness area with a Finnish and Turkish sauna for complete relaxation. Here you will also find a space with its own bathroom that you can adapt to your needs and a practical storage room with a laundry room. The ground floor offers a comfortable living room connected to the kitchen and dining room, spacious bedrooms and luxurious



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bathrooms. One of the bedrooms has an impressive walk-in closet and a private bathroom with a bathtub. But the greatest jewel of this house is the living area that is surrounded by glass walls that opens in three directions, offering you an unforgettable view of the open sea and endless olive groves, creating picturesque scenes that leave you breathless.

The house is equipped with air conditioning and an underfloor heating system for year-round comfort, while a rustic wood-burning fireplace adds charm and warmth to the living areas. Solar heat collectors are used to prepare hot sanitary water.

This property is not just a house; it is a kind of poem of nature and luxury, where every moment becomes part of your story. Here you will fully connect with the environment and enjoy peace, comfort and privacy, and every moment will become unforgettable.