



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

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



Code :	01559
Location :	Poreč
Building size :	125 m2
Lot size :	300 m2
Distance from center :	0 m
Distance from sea :	1800 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Old price : 425.000 €

New price : 403.750 €

In a quiet environment, in the vicinity of Poreč and only a few minutes' drive from the coast, there is this magical modern semi-detached villa, covering a total of 125 m2. With its exceptional location, it is located in the immediate vicinity of all necessary facilities for a comfortable life, including supermarkets, school, kindergarten, post office, bank, restaurants and beautiful beaches.

The ground floor of this elegant villa includes a well-designed space with a hallway, toilet, storage room, bathroom, bedroom and a spacious living room connected to the kitchen and dining room in an open space concept. This area opens onto a covered terrace and garden, where the heated swimming pool is located.

On the first floor of the villa, the hallway leads to two bedrooms, each with its own bathroom and dressing room. In addition, both bedrooms have access to spacious covered terraces, providing a private corner to enjoy.

The heating and cooling of this modern villa is achieved through floor heating on a heat pump, ensuring a pleasant temperature throughout the year, while air conditioners are an additional element for optimal climate control, especially during the warm summer months.

The villa also comes with two parking spaces, which makes everyday life even easier. This beautiful villa not only offers comfort and functionality, but also creates the perfect environment for quality living, combining contemporary design with practical elements. It is ready to become a home



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where you will enjoy all the benefits of the Mediterranean lifestyle.