



PARENTIUM PREMIUM  
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)

web: [www.parentium-realestate.com](http://www.parentium-realestate.com)

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



<b>Code :</b>	01564
<b>Location :</b>	Pula
<b>Building size :</b>	300 m2
<b>Lot size :</b>	1000 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	400 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<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>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>	2020
<b>Energy efficiency :</b>	Not specified

Price : 2.200.000 €

Istria, Pula area

For sale is this beautiful villa, built in 2020, which represents a combination of modern and traditional architecture at its best.

It is located in a quiet place not far from the Roman city of Pula, close to the sea and is surrounded by pine trees and olive groves.

It faces south and is adorned with a spacious terrace and an overflow pool with a panoramic view of Brioni National Park.

It is superbly designed to emphasize all the advantages of its location and enjoy the panoramic view.

It extends over three floors of 300 square meters and is equipped with the best local materials as well as top designer furniture.

The ground floor consists of two spacious bedrooms with a bathroom, which open onto a fragrant garden with a sun deck.

There is also a sauna on the ground floor with an additional shower.

Guests on the ground floor also have at their disposal an elegant wine store stocked with renowned local wines.



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

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

All rooms on the ground floor lead out to a spacious Mediterranean garden where, in addition to the sunbathing area, there is also a dining table protected by the shade of olive and lemon trees.

The garden is ideal for enjoying the sun during the day and watching the beautiful constellations at night.

On the mezzanine floor there is a spacious bedroom with an en suite bathroom and a wardrobe.

On the first floor, there is an impressive living room and a kitchen with large glass walls that offer a panoramic view.

The terrace with an overflow pool, which also has a hydromassage section, stretches the entire length of the villa, and there is also a professionally equipped outdoor kitchen.

On the first floor there is also another bedroom with an en suite bathroom and a wardrobe.

In the evening, the pool and garden are illuminated and create a special atmosphere and experience.

The villa also includes equipment:

- underfloor heating, hair dryers, cooling
- wi-fi, satellite antenna
- video surveillance
- energy certificate A++

A combination of traditional and modern design in a beautiful location in pine and olive trees near the sea and beautiful beaches, they are a hedonistic paradise that has no price.