



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01638
<b>Location :</b>	Poreč
<b>Building size :</b>	243 m <sup>2</sup>
<b>Lot size :</b>	1080 m <sup>2</sup>
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	9000 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>Year of construction :</b>	2026
<b>Energy efficiency :</b>	A+

**Price :** 790.000 €

Istria Poreč

In a small town only about 10 minutes' drive from the center of Poreč and its beaches, this impressive villa of 240m<sup>2</sup> area is being built on a plot of land of 1080m<sup>2</sup>. Not far from the villa, there are all necessary amenities such as shops, kindergartens, cafes, etc.

The house will be divided into 2 floors. After getting out of the car, you come to a covered passage to the front door. Upon entering the villa, we find a corridor that connects the bedroom with the accompanying bathroom, one guest toilet, and an open space consisting of a kitchen, dining room and a spacious living room. There will be an exit to the partially covered terrace from the dining room/living room.

The internal staircase leads to the first floor, where there will be three bedrooms, each with its own bathroom, and from each room it will be possible to go out to a balcony that offers a view of nature.

In the courtyard, which will be fenced, there will be a 36m<sup>2</sup> swimming pool with a sundeck, a summer kitchen and a storage room. It is certainly important to mention that the green belt around the house will be decorated with Mediterranean plants and equipped with an automatic irrigation system.

Heating/cooling will be done using floor heating via heat pumps, air conditioning units will be installed in the rooms, and it is possible to install a



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fireplace if the future owners want it.

The parking lot is designed to accommodate 3 cars.

Due to its exceptional location and proximity to everything necessary for life and enjoyment, as well as due to the quality materials that will be used in the construction, this property is excellent for solving the housing issue as well as for investing in tourism and tourist rental.