



PARENTIUM PREMIUM  
*Real Estate*

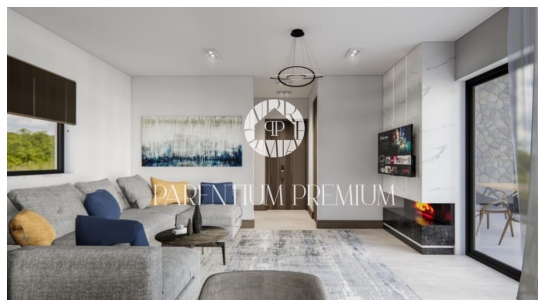
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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



<b>Code :</b>	01657
<b>Location :</b>	Poreč
<b>Building size :</b>	145 m2
<b>Lot size :</b>	608 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 450.000 €

Istria, Poreč and the surrounding area

Only a few minutes' drive from the center of Poreč and beautiful beaches is this extremely high-quality and modern house with a swimming pool of 145 m2.

The house will be built with energy-saving materials that will enable reduced energy consumption.

The concept of the house is extremely innovative and will spread over 2 floors with interesting contents.

On the ground floor, there will be an open space living room with a dining room and a kitchen, from which you will be able to directly enter the heated swimming pool, which will be partially covered with a wooden pergola and surrounded by two covered terraces and a sunbathing area. On this floor, there is a master bedroom with its own bathroom and dressing room, a laundry room, a guest toilet and a boiler room on the outside. Upstairs we have 2 bedrooms with their own bathrooms and covered terraces, and another large terrace intended for placing a Jacuzzi and another sunbathing area for undisturbed enjoyment and absorption of the sun's rays.

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

Covered parking space for 2 cars will be located in the driveway.



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The house will be located at the end of a quiet neighborhood in an intimate street with 4 such buildings.

The proximity of the city, beautiful beaches and all the facilities needed in everyday life make this house attractive for all purposes.