



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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|                                   |        |
|-----------------------------------|--------|
| <b>Code :</b>                     | 01665  |
| <b>Location :</b>                 | Poreč  |
| <b>Building size :</b>            | 195 m2 |
| <b>Lot size :</b>                 | 727 m2 |
| <b>Distance from center :</b>     | 2000 m |
| <b>Distance from sea :</b>        | 800 m  |
| <b>Number of floors :</b>         | 2      |
| <b>Number of rooms :</b>          | 5      |
| <b>Number of bedrooms :</b>       | 4      |
| <b>Number of bathrooms :</b>      | 4      |
| <b>Swimming pool :</b>            | Yes    |
| <b>Parking :</b>                  | Yes    |
| <b>Electric heating :</b>         | Yes    |
| <b>Underfloor heating :</b>       | Yes    |
| <b>Air conditioning heating :</b> | Yes    |
| <b>Year of construction :</b>     | 2022   |
| <b>Energy efficiency :</b>        | A+     |

Price : 830.000 €

Poreč, Istria

In the suburbs of Poreč, in a sought-after location, this beautiful modern house of 195 m2 is located on a plot of land of 727 m2.

The house consists of two floors, the ground floor consisting of an entrance hall, kitchen and dining room, living room and one bedroom with a bathroom.

On the first floor there are 3 bedrooms with bathrooms and all rooms are air-conditioned.

The heating is based on the floor heating system via Viesmann heat pumps, while the rooms also have their own air conditioners.

The house is equipped with high-quality custom-made furniture.

In the yard there is a summer kitchen, an 8x4 swimming pool and a sunbathing area.

Due to its location, this property is an excellent investment for tourist purposes, the future owner can only continue the already established rental business.