



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 Viessmann 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.