



PARENTIUM PREMIUM  
*Real Estate*

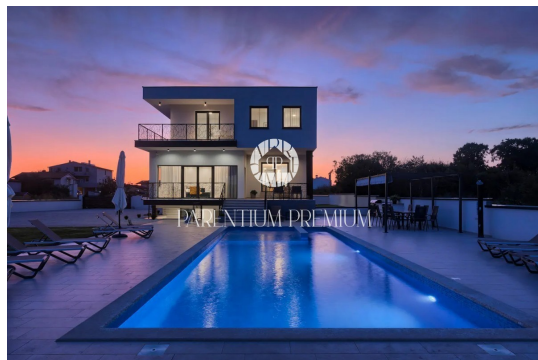
**PARENTIUM REAL ESTATE**

**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>	01676
<b>Location :</b>	Pula
<b>Building size :</b>	570 m2
<b>Lot size :</b>	1758 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2019
<b>Energy efficiency :</b>	A+

**Price :** 1.560.000 €

In Štinjan, an enchanting place, this exceptional house is located, which represents a combination of high quality, modern design and self-sustainability. With a total gross area of

570 m<sup>2</sup> and a spacious garden of 1758 m<sup>2</sup>, this property is spread over three floors.

The basement, the first floor, extends along the entire surface of the house, providing the future owner with various possibilities of use - from a tavern, a gym to a wellness area or a playroom. On the ground floor (190 m<sup>2</sup>) there is a spacious living room with access to the terrace and garden, a kitchen equipped with top-quality appliances, a spacious dining area, an airy bedroom and a modern bathroom.

On the first floor there are four bright and spacious bedrooms, each with its own bathroom, television, sliding wardrobe and air conditioning unit. Each room has access to a comfortable common terrace.

The beautiful, green garden includes a 64 m<sup>2</sup> swimming pool, a spacious sunbathing area with an outdoor shower, a hand-made stone fireplace and a large covered dining area, providing an ideal place to enjoy the wonderful surroundings.

The villa stands out with its own fresh water supply system, purified through multiple filters and stored in large boilers, used for the garden and household. In addition, there are solar panels on the villa's flat roof, making it environmentally conscious and economical. These features add to the property not only modern design, spaciousness and quality, but also a sustainable, economical and environmentally friendly dimension.



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**

In addition to the villa itself, a location that offers a peaceful environment, proximity to the sea and all the necessary facilities for a comfortable life is for sale. This is an opportunity for a future buyer to enjoy family life or engage in the catering business of renting, with a quick return on invested funds.