



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01716
<b>Location :</b>	Poreč
<b>Building size :</b>	168.80 m <sup>2</sup>
<b>Lot size :</b>	700 m <sup>2</sup>
<b>Distance from center :</b>	15000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	Not specified

**Price :** 650.000 €

Istria, Poreč - surroundings (interior)

This excellent new modern house with 2 residential units with a total area of

168.80 m<sup>2</sup> is for sale, located on a plot of land of 705 m<sup>2</sup>.

The house is divided into 2 identical residential units.

Each unit consists of 2 floors that are divided so that on the lower floor we have a large open space kitchen and living room with access to a 20m<sup>2</sup> terrace and a 24m<sup>2</sup> pool with an attached bathroom.

Upstairs we have 2 bedrooms with access to the terrace and an additional bathroom.

Air conditioners were installed on both floors for heating/cooling and the 1st phase of central heating was implemented.

The house is sold fully equipped and furnished.

The house is successfully rented as a tourist and is categorized for rent.

Due to the proximity of the main road and the excellent connection with Istrian epsilon and the city of Poreč, this house with 2 separate units is an ideal investment for tourism as well as a year-round stay.