



PARENTIUM PREMIUM  
*Real Estate*

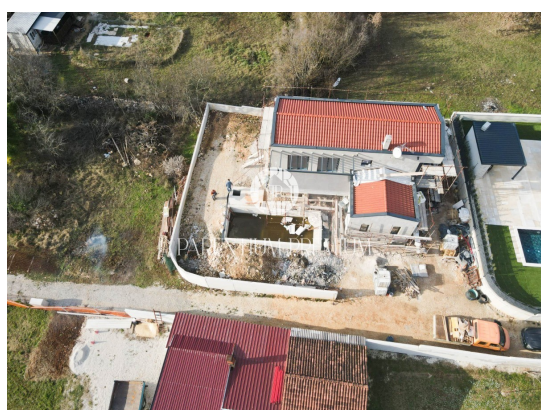
## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01718
<b>Location :</b>	Sveti Lovreč
<b>Building size :</b>	175 m2
<b>Lot size :</b>	619 m2
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	5
<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>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

Price : 630.000 €

Istria, Sv. Lovreč

Near the place of St. Lovreč and the Lim Bay, this new modern villa is located in a very quiet location with a total net area of

175m2.

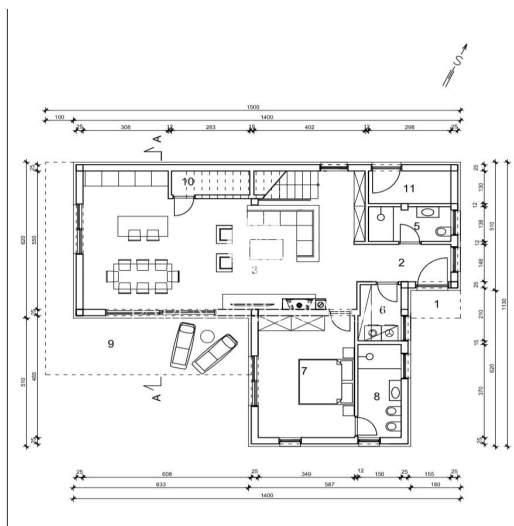
The villa is already in an advanced stage of construction, and its completion is expected before the summer of 2024.

The villa consists of 2 floors, which will be divided into a ground floor and a first floor with a well-designed layout.

On the ground floor there is a large open space living room with kitchen and dining room and access to the terrace and sundeck around the pool measuring 9.5x3.5m.

There is also a bedroom with its own bathroom and access to the terrace and an additional guest bathroom with a small storage room/laundry room. There are 3 bedrooms with private bathrooms and terraces on the first floor.

Underfloor heating with a heat pump is installed throughout the house, with air conditioning in every room and an additional wood-burning fireplace in the living room.





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In the yard we have a covered summer kitchen with a fireplace for grilling and a place to hang out, a parking lot for cars and a beautiful green belt around the house that completes this excellently arranged ambience.

If you are looking for a quiet location for vacation or your new investment for a tourist rental, this is definitely the right opportunity for you.