



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>	01749
<b>Location :</b>	Poreč
<b>Building size :</b>	172 m2
<b>Lot size :</b>	780 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>	2024
<b>Energy efficiency :</b>	A+

**Price :** 655.000 €

Istria, Poreč,

We are selling a beautiful detached villa with an area of

172 m2, which is located in the vicinity of Poreč and is spread over a plot of 780 m2. The pool area is 32 m2.

The villa consists of a ground floor of 92 m2 and an upper floor of 80 m2.

-The ground floor consists of a spacious living room with a kitchen and dining room, a bedroom, a toilet, a bathroom, a technical room and a covered terrace.

-The first floor contains two bedrooms, each with its own bathroom and a terrace.

- electric underfloor heating and air conditioner for cooling. Ceramic-lined swimming pool.

Planned completion at the end of 2024.