



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01764         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 160 m2        |
| <b>Lot size :</b>                 | 500 m2        |
| <b>Distance from center :</b>     | 5000 m        |
| <b>Distance from sea :</b>        | 5000 m        |
| <b>Number of floors :</b>         | 1             |
| <b>Number of rooms :</b>          | 4             |
| <b>Number of bedrooms :</b>       | 3             |
| <b>Number of bathrooms :</b>      | 3             |
| <b>Seaview :</b>                  | Yes           |
| <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>Year of construction :</b>     | 2024          |
| <b>Energy efficiency :</b>        | Not specified |

Price : 580.000 €

Istria, Porec

This modern low-energy house with a total area of

160m2 is located near the town of Poreč in a beautiful and quiet location.

On the ground floor of this house there is an open and well-lit living room with a kitchen and dining room, along with one smaller bedroom, a bathroom and a boiler room with an external entrance.

The glass walls lead to the terrace connected to the swimming pool and the covered summer kitchen.

A sauna is also installed in the covered outdoor area for additional relaxation.

Upstairs we have 2 bedrooms with private bathrooms and a common terrace with a view of the sea and nature.

This extremely economical house with 35 cm insulation is equipped with air conditioners in all rooms that will serve for heating and cooling this modern house.

Parking for 2 vehicles is located in the yard in front of the house.

The house is sold fully equipped and furnished with quality custom-made furniture for all rooms.

The house is currently in the final stage of construction and furnishing, and



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the completion of all works is expected in the summer period.

The property is included in the VAT system.

A truly great opportunity for people looking for a new and high-quality vacation home not far from beautiful Poreč.