



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01773
<b>Location :</b>	Poreč
<b>Building size :</b>	290 m2
<b>Lot size :</b>	1743 m2
<b>Distance from center :</b>	15000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<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>Year of construction :</b>	2017
<b>Energy efficiency :</b>	A

**Price :** on request €

Istria, Porec

For sale is a luxury villa with a total living area of

290 m2 on a plot of land of 1743 m2.

It consists of a living room connected to the dining room and a superbly equipped kitchen with a specially designed kitchen island.

We have four large bedrooms in the villa, and each of them has its own bathroom.

Two bedrooms are on the ground floor, and two are upstairs.

The exterior offers a covered veranda with a summer kitchen, located right next to the pool.

The house is equipped with smart systems for complete remote temperature adjustment, cameras, pool heating, irrigation, etc...

It is completely comfortable for a winter stay due to the heating system, and is therefore ideal for year-round living. The quality parking canopy for three vehicles is equipped with a three-phase charger for electric vehicles.

The wellness room equipped with Jacuzzi and sauna offers a beautiful view of the garden and pool.

The house is first-class, from the designer interior/exterior, to the very location of the house away from the hustle and bustle, offering "forest" peace, yet at a 25-minute drive to the center of Poreč and 10 minutes to the center of Višnjan.

This property is an excellent choice for someone who wants to engage in renting, the future owner can take over the work that has already been



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