



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01783
Location :	Poreč
Building size :	189 m2
Lot size :	830 m2
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 1.049.000 €

Istria, Porec

In the immediate vicinity of the center of Poreč and its beautiful beaches, this quality and luxurious villa is for sale, surrounded by greenery and untouched nature.

The total net area of

the interior of this villa is 189m2, and with the terraces and sundeck we have over 300m2.

On the ground floor there is an entrance hall, an open living room with a kitchen and a dining room, which are well lit by natural light. This part is connected from several sides to the covered terraces overlooking the 44m2 swimming pool, sun deck and summer kitchen with fireplace. On this floor we have another bedroom with its own bathroom and access to the terrace, boiler room and guest toilet.

An elegant staircase leads to the first floor where there are 3 bedrooms with their own bathrooms, of which the master bedroom has a large terrace with a view of the greenery.

Floor heating is installed in all rooms with ceramics. In the bedrooms, there



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is oak parquet on the floor, and for heating and cooling, fancoilers are additionally installed.

Irrigation was installed in the garden, grass and trees were planted. On the outside, we have an additional toilet and a small storage room.

The entrance gate is opened by remote control.

The house is sold fully furnished and equipped with designer furniture.

This house is a combination of styles and provides all the comfort and convenience of a stay. An ideal property for living all year round with the possibility of quality tourist rental.