



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01787
<b>Location :</b>	Poreč
<b>Building size :</b>	270 m <sup>2</sup>
<b>Lot size :</b>	500 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	500 m
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 1.050.000 €

Istria, Poreč

Villa with sea view 500 m from the beach!

In the desired location, there is a beautiful modern villa with a gross area of

270 m<sup>2</sup>, cca 215 m<sup>2</sup> neto, which is spread over a plot of land of approx. 900 m<sup>2</sup>.

It contains 3 floors.

On the ground floor there is a spacious living room, kitchen and dining room, laundry room, toilet, 2 storage rooms.

On the first floor there are 2 comfortable bedrooms, each with its own bathroom and terrace. In the attic there is another room with a bathroom and a spacious terrace with a panoramic view of the sea.

A 35m<sup>2</sup> swimming pool will be located on the garden plot.

2 parking spaces.

The villa is equipped with underfloor heating and air conditioning in all rooms.

This villa represents an opportunity due to its unique location close to the city center and beaches and high-quality construction accompanied by modern architecture.

The advantage is that in the current phase, the future buyer can participate in the interior decoration and the choice of materials