



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01814
<b>Location :</b>	Poreč
<b>Building size :</b>	126 m2
<b>Lot size :</b>	568 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<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>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 670.000 €

Istria, Poreč - surroundings

This stone villa with a swimming pool of a total area of

126m2 is located in a quiet place in a beautiful location with an open view of the sea.

On the ground floor of the villa there is a living room with a kitchen and a dining room, from which there is a beautiful view that extends to the terrace, which is partly covered, and the sunbathing area around the pool of 35 m2. We have another smaller toilet on this floor.

Upstairs there are 2 bedrooms with private bathrooms, one of which has its own spacious terrace of 21m2 with a fantastic panoramic view of the town and the sea.

In the basement there is a relaxation zone with wellness and sauna, an additional bathroom and a space for socializing.

Electric underfloor heating is installed throughout the house along with air conditioners in all rooms

An excellent location and a quiet place make this house an oasis of peace



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for a perfect holiday, tourist rental or pleasant family life.