



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01823
<b>Location :</b>	Poreč
<b>Building size :</b>	132 m2
<b>Lot size :</b>	439 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	17000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 360.000 €

Istria, Poreč - surroundings

This "SMART" house with a pool with a total area of

132m2 is located in a quiet place in a beautiful location.

On the ground floor there are two bedrooms (one larger and one smaller bedroom), bathroom, dining room, kitchen with living room with two exits, one to the back of the house and one to the terrace, while on the 1st floor there is a hallway, a large bathroom and a bedroom with a balcony. Heating and cooling is via air conditioning, and the upstairs bedroom has air conditioning installed, so it can be installed if necessary.

This house has a SMART KNX system, video surveillance of 8 cameras day/night, and everything can be controlled via smartphone.

In the beautifully landscaped yard there is a 21m2 swimming pool, 1.60m deep, an outdoor shower and a fireplace for grilling.

The insulation is made of 16 cm stone wool.

There are electric blinds with mosquito nets on the joinery.

At the entrance to the yard is an electric fence that can be opened remotely, where 2-3 cars can be parked, and the entrance to the house is paved with polished stone 60cmx60cm.

The house has a BIO purifier.

The roof has insulation of 45 cm of concrete and iron, which does a good job of insulation in the summer, so that there is no need for air conditioning on the upper floor.

The house is sold fully furnished.