



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>	01827
<b>Location :</b>	Poreč
<b>Building size :</b>	163 m <sup>2</sup>
<b>Lot size :</b>	350 m <sup>2</sup>
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	800 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>Central heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 750.000 €

Istria, Poreč - surroundings, 800m from the sea

This modern villa with a total area of

163m<sup>2</sup> is located in a beautiful location in a tourist town with all amenities

The villa consists of 2 floors.

On the ground floor we have a small entrance hall from which we enter the open space part where the living room, kitchen and dining room are located. From this part you can access a spacious covered terrace with a summer kitchen connected to the sun deck and heated pool.

On this floor there is also a bedroom, a bathroom and a technical room on the outside.

Upstairs there are 2 bedrooms with private bathrooms and a large shared terrace.

The house was built to an extremely high quality with all built-in sanitary ware in the bathrooms, top-quality parquet in the living area and rooms, solomatic blinds on the front walls, underfloor heating with a heat pump and air conditioning in all rooms.

All works are expected to be completed by the end of 2024 and the beginning of 2025.

The property is included in the VAT system.



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Excellent location, modern construction and proximity to the sea make this object extremely interesting for a tourist stay or for the purpose of tourist rental.