



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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|                                   |                       |
|-----------------------------------|-----------------------|
| <b>Code :</b>                     | 01832                 |
| <b>Location :</b>                 | Poreč                 |
| <b>Building size :</b>            | 277.54 m <sup>2</sup> |
| <b>Lot size :</b>                 | 500 m <sup>2</sup>    |
| <b>Distance from center :</b>     | 2000 m                |
| <b>Distance from sea :</b>        | 300 m                 |
| <b>Number of rooms :</b>          | 4                     |
| <b>Number of bedrooms :</b>       | 3                     |
| <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>Underfloor heating :</b>       | Yes                   |
| <b>Air conditioning heating :</b> | Yes                   |
| <b>Year of construction :</b>     | 2024                  |
| <b>Energy efficiency :</b>        | Not specified         |

**Price :** 1.500.000 €

Istria, Porec

Superb modern Villa just 300m from the sea.

3 modern villas are under construction.

The villa will have three floors, ground floor, first floor and a roof terrace with a view of the sea.

On the ground floor there will be a boiler room with a laundry room, a toilet, a kitchen, a dining room with a spacious living room according to the open space concept, with access to a covered terrace, a sun deck and a swimming pool.

The stairs lead to the first floor, where there will be three bedrooms, each with its own bathroom and exit to the terrace, and two bedrooms will have their own wardrobe space.

The villa will have a roof terrace with a pergola that will have a view of the sea.

On the roof terrace there will be a sunbathing area and a connection for a jacuzzi.

The villa will be on a plot of approx. 500m<sup>2</sup> and will have 2 parking spaces.