



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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| | |
|-----------------------------------|-----------------------|
| Code : | 01848 |
| Location : | Poreč |
| Building size : | 217.43 m ² |
| Lot size : | 707 m ² |
| Distance from center : | 2000 m |
| Distance from sea : | 2000 m |
| Number of floors : | 3 |
| Number of rooms : | 5 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 3 |
| Number of toilets : | 2 |
| Swimming pool : | Yes |
| Parking : | Yes |
| Basement : | Yes |
| Underfloor heating : | Yes |
| Air conditioning heating : | Yes |
| Year of construction : | 2023 |
| Energy efficiency : | A+ |

Price : 1.190.000 €

Istria, Porec

For sale is a luxurious villa with a swimming pool, jacuzzi and sauna in Poreč, only 2000 meters from the sea.

The villa is located on a plot of land of 707 m², in a quiet and attractive location in the city of Poreč, with a total area of

217.43 m² and spread over 3 floors.

The owners have taken special care to equip the villa with modern and designer furniture and details.

On the ground floor there is an entrance hall, a toilet with a laundry room, a bedroom with a bathroom, a kitchen with a dining room and a living room with access to a covered terrace and a yard where there is an oasis for enjoyment.

On the first floor there is a hallway leading to a spacious terrace, two bedrooms each with their own bathroom and a nice common terrace.

In the basement there is a technical room with heating systems and a network system that has been implemented in every room with WiFi amplifiers, a toilet, a gym and a relaxation area where there is a sauna, deckchairs and a shower.

Each bedroom has a safe in the closet.

In the yard there is a heated swimming pool (37 m²) with a sun deck, a lounge area with a jacuzzi, a beautifully landscaped garden and garden, and a covered and equipped summer kitchen for pleasant outdoor gatherings.

The entire villa has underfloor heating via a heat pump, and the air conditioning system is installed in each room on the wall, artistically



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camouflaged.

The yard has automatic irrigation and lighting that gives a wonderful environment in the evening.

The villa is equipped with high-quality carpentry with mosquito nets and electric blinds, a motion sensor alarm system and cameras.

On the roof of the villa there are solar panels for heating water and for underfloor heating.

In front of the villa there are 2 parking spaces with a charging station for electric cars.

The villa is connected to the sewage system.

This villa is an ideal solution to the housing issue or as an investment for tourist purposes.