



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01860
<b>Location :</b>	Poreč
<b>Building size :</b>	148.84 m <sup>2</sup>
<b>Lot size :</b>	698 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</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 :** 549.998 €

Istria, Poreč area

Villa with pool 3 km from Baderna and 15 km from the center of Poreč and the sea.

The villa has a total area of

148.84 m<sup>2</sup>, is located on a plot of 698 m<sup>2</sup> and extends over two floors.

The ground floor consists of an entrance hall, a bedroom, a bathroom, a storage room, a kitchen with a dining room and a living room with access to a covered terrace.

The staircase leads to the 1st floor, which consists of a hallway, three bedrooms each with their own bathroom, and one of them has its own terrace with a pergola.

In the yard there is a sunbathing area with a swimming pool of 36.65 m<sup>2</sup>, the paths will be located in the garden and the garden will be irrigated.

The underfloor heating is electric and via air conditioning, the carpentry is PVC three-layer glass with mosquito nets and electricity. blinds.

The villa has two parking spaces to which electricity will be supplied. car charger.

The expected end of the works is the spring of 2026.

This villa is the optimal solution to the housing issue or as an investment.

The buyer does not pay the 3% real estate transaction tax because the Villa is sold by a legal entity.