



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01864
<b>Location :</b>	Poreč
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	906 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	17000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 699.000 €

Istria, Poreč area

The detached house with a swimming pool is located in a quiet location 17 km from Poreč and the sea.

The house consists of a basement, ground floor and first floor.

In the basement there is a gym and a game room, a wellness room, a toilet and a shower. There is a separate technical room for the pool and a basement/storage area.

On the ground floor there is an entrance hall, a bathroom, 2 bedrooms, one of which has its own bathroom, a living room with a dining room and an open space kitchen with a view of the pool and an exit to the outdoor terrace with a pergola, where there is a sunbathing area and a 9mx3 pool. 85 m.

The stairs lead to the 1st floor, where there is a study or reading library, a bathroom, a technical room, a spacious bedroom with a wardrobe and a balcony.

The whole house has aluminum joinery with 3-fold glazed chambers, electric shutters, vinyl parquet floor with 35-year warranty, insulation with 16 cm styrofoam.

The house is heated and cooled by quality Fujitsu air conditioners.

The house is currently used for tourist rental, but it is also an opportunity to solve the housing issue.