



PARENTIUM PREMIUM  
*Real Estate*

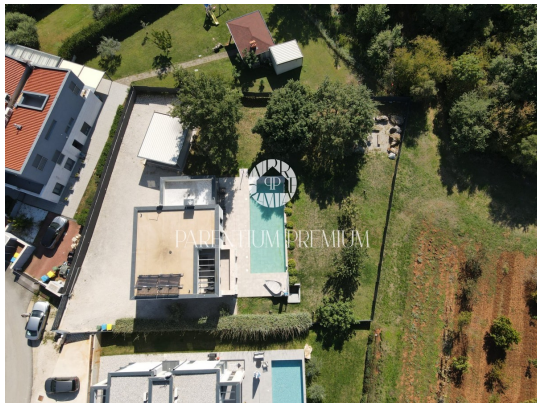
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01865
<b>Location :</b>	Poreč
<b>Building size :</b>	250 m <sup>2</sup>
<b>Lot size :</b>	1139 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 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>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2018
<b>Energy efficiency :</b>	Not specified

**Price :** 980.000 €

Istria, Porec

In the suburbs of Poreč, just 2 km from the beach and the center, this modern villa of 250 m<sup>2</sup> is located on a plot of land of 1139 m<sup>2</sup>.

It is spread over two floors, ground floor and first floor.

The ground floor consists of a spacious open space consisting of an entrance hall, a guest toilet, a pantry with a separate entrance, a modern kitchen, a dining room, an elegant living room with a fireplace and one bedroom with a bathtub in the center of the room and a separate bathroom with a shower. An internal staircase leads to the first floor where there are three bedrooms with private bathrooms and access to a large terrace.

In the yard of the house there is a sunbathing area, a swimming pool, a summer kitchen and a garage.

Other equipment: underfloor heating with heat pump, solar hot water system

The villa is fully equipped with designer furniture and modern technology and is being sold as such.