



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>	01870
<b>Location :</b>	Poreč
<b>Building size :</b>	249 m2
<b>Lot size :</b>	800 m2
<b>Distance from center :</b>	8000 m
<b>Distance from sea :</b>	8000 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>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</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 :** 899.000 €

Istria, Poreč area

The villa of 249m2 is located in a quiet location, 8km from Poreč and the sea, and is located on a plot of 800m2, and consists of a ground floor and a first floor.

On the ground floor there is an entrance hall, a storage room, a technical room and a laundry room, a toilet, a living room that is partially separated from the spacious dining room and kitchen by an open space concept with large glass walls and windows. From the dining room and the living room you can reach the covered terrace, a large sunbathing area with a swimming pool 8m x 3.5m, with an outdoor shower. The first phase for the jacuzzi and summer kitchen will be built in the yard.

An internal staircase with a glass railing leads to the first floor, where there is a corridor that leads to 4 bedrooms, each of which has its own bathroom, one bedroom has a balcony, while the master bedroom has a bathroom with shower and bathtub, and its own spacious terrace with a view of the sea. .

The villa also has a garage for one car, where there will be an electric charger for the car and a separate boiler room for the pool.

The villa has underfloor heating in all rooms via a heat pump, and air conditioners for cooling.

The insulation in the villa is 10 cm glass wool with a double mesh.