



PARENTIUM PREMIUM
Real Estate

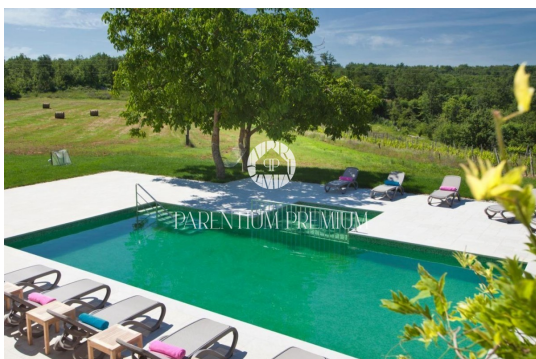
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01875
Location :	Grožnjan
Building size :	690 m2
Lot size :	10000 m2
Distance from center :	5000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	7
Number of bathrooms :	6
Number of toilets :	4
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2012
Energy efficiency :	Not specified

Price : 4.670.000 €

Istria, Grožnjan - surroundings

This authentic Istrian property consists of 4 buildings with a total living area of

690 m2 with a large garden surrounded by a stone wall, providing complete privacy and a break from everyday hustle and bustle.

The main larger villa has 5 bedrooms with private bathrooms, a fully equipped kitchen, a dining room and a living room with a fireplace, WI-FI internet access and a game room. The 65m2 terrace and pool are big enough for more than 14 people to enjoy.

The smaller villa has 2 spacious bedrooms, a fully equipped kitchen with a dining area, a living room with a fireplace and a covered terrace with a seating area.

The property has two access roads, one with automatic opening, a garden of 10000 m2, 2 taverns and parking for 7 cars.

While staying here you can lounge around the south facing pool or relax in the children's pool area which has several powerful massage jets.

The villas are air-conditioned and equipped with central heating for



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year-round enjoyment.

This exclusive villa was originally built at the end of the 19th century and was renovated in 2012 to a high standard and in accordance with conservation guidelines for a Grade II listed building. degree of protection, nurturing the Istrian tradition and at the same time offering all modern conveniences.

This enchanting estate is ideal for those who want to stay in untouched nature where time stands still, but at the same time can experience the hustle and bustle of nearby seaside towns, resorts and beaches. The property can be an excellent business investment for hosting various events or tourist rental.