



PARENTIUM PREMIUM  
*Real Estate*

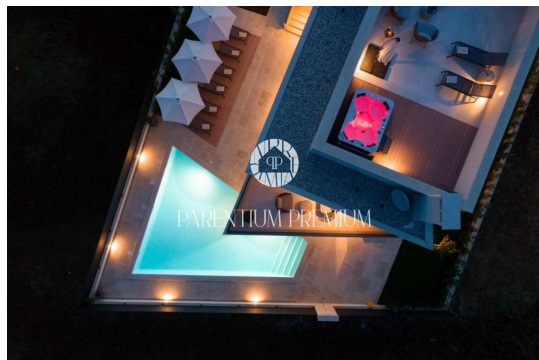
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01891
<b>Location :</b>	Poreč
<b>Building size :</b>	222 m <sup>2</sup>
<b>Lot size :</b>	618 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	4500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	Not specified

**Price :** 1.200.000 €

Istria, Porec

Modern design villa for sale near the town of Poreč and the sea.

The villa covers the ground floor, first floor and roof terrace.

On the ground floor there is a storage room, a bathroom, a kitchen with a dining room and an open space living room with access to a covered terrace with a summer kitchen, a sundeck with a 50m<sup>2</sup> pool and a yard. The first floor can be reached by external or internal stairs, where there are three bedrooms, of which the master bedroom has its own bathroom, while the other two bedrooms share a spacious bathroom, all bedrooms have access to a large terrace of approx. 70m<sup>2</sup>.

The staircase leads to the roof terrace, where there is a relaxation area with a jacuzzi and a sundeck that offers a beautiful panoramic view of the surroundings and the sea.

The yard is beautifully landscaped with automatic irrigation, the beautifully designed pool has salt water.

The villa has two parking spaces.

Heating on the ground floor is underfloor, and on the first floor with fan coils and a heat pump, but each floor also has air conditioning.

The property is fully furnished and is being sold as such.

This property is an ideal solution for housing or as an investment for tourist purposes.