



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01910
<b>Location :</b>	Poreč
<b>Building size :</b>	174 m <sup>2</sup>
<b>Lot size :</b>	670 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<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>Electric heating :</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 :** 730.000 €

Istria, Poreč area

For sale is a newly built modern semi-detached house in the vicinity of Poreč, located on a plot of 670m<sup>2</sup>, and spread over the ground floor and first floor.

On the ground floor there is an entrance hall, a bedroom with its own bathroom, a toilet with a laundry room, a storage room, a kitchen with a dining room and a living room with access to a terrace with a sun deck and a swimming pool of 8.5m x 4.5m.

The staircase leads to the first floor, where there is a hallway, three spacious bedrooms, one of which has its own bathroom, while the other two rooms have a shared bathroom. From the hallway and one bedroom you can access a spacious terrace.

The house has electric underfloor heating in the kitchen, living room and all bathrooms, but air conditioners are installed in all bedrooms and living room.

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