



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01925
<b>Location :</b>	Poreč
<b>Building size :</b>	263.60 m <sup>2</sup>
<b>Lot size :</b>	979 m <sup>2</sup>
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	10000 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>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>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 1.190.000 €

Istria, Poreč - surroundings

This imposing modern villa with a pool of a total area of

263.6m<sup>2</sup> with a large roof terrace of 97.1m<sup>2</sup> is located in a place with all amenities.

The house is divided into 3 floors.

On the ground floor, there is an open living room with a kitchen and dining room, exceptionally lit by large glass walls that lead to the terrace where the summer kitchen is located and is connected to the comfortable heated swimming pool and the sun deck around it.

On this floor there is also a bedroom with its own bathroom and terrace, an additional toilet, a laundry room, a pantry in the kitchen and a boiler room with an external entrance.

Through the corridor we reach the staircase that leads to the first floor where there are 3 bedrooms with bathrooms and terraces with a partial view of the sea.

On the last floor we go out to a spacious roof terrace with a canopy under which there is a jacuzzi and a sauna with a sunbathing area and an enchanting panoramic view of the sea.

There is a covered parking lot for several vehicles in the beautifully



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landscaped yard.

Underfloor heating is installed throughout the house on a heat pump (Uponor) with air conditioners (Daikin) in all rooms.

The quality construction and comfort that this house provides with a unique view of the sea in a place with all amenities are an opportunity for your perfect vacation or as an investment for tourism.