



PARENTIUM PREMIUM  
*Real Estate*

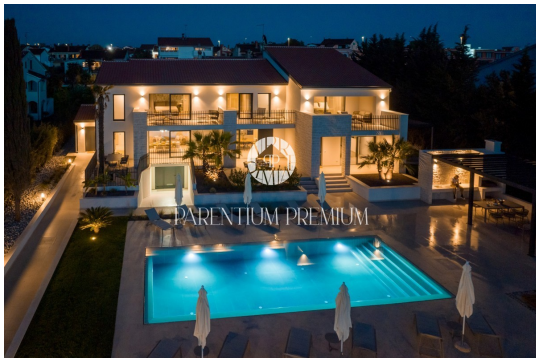
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01935
<b>Location :</b>	Poreč
<b>Building size :</b>	380 m2
<b>Lot size :</b>	1753 m2
<b>Distance from center :</b>	1200 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	13
<b>Number of bedrooms :</b>	9
<b>Number of bathrooms :</b>	11
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</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>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 2.500.000 €

Istria, Porec

For sale is this luxurious, quality built and fully equipped villa near Poreč and the beach with 3 residential units with a total area of

380m2.

Each residential unit is divided into 2 floors.

On the ground floor of each apartment there is a bright, spacious living room with a kitchen and dining room, from which there is access to a terrace connected to a heated pool and a beautifully landscaped beach around it. On this floor there is also a bedroom with its own bathroom, a storage room and an additional bathroom. Upstairs we have 2 spacious bedrooms with private bathrooms and spacious terraces with a view of the sea.

There is a garage in the basement of this villa.

In the courtyard of the villa there is a summer kitchen surrounded by greenery and Mediterranean plants and a paved parking lot for 8 vehicles with automatic gate opening surrounded by a beautiful hedge.

The villa is equipped with quality Italian furniture and top quality ceramics.



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Throughout the villa, underfloor heating is installed on a heat pump, along with air conditioners in every room.

Video surveillance has been installed in the Villa for monitoring and security.

The villa is sold fully furnished and equipped and categorized for rent.

The close proximity of the city and well-maintained beaches and the comfort it provides make this villa perfect for those looking for a property near the sea for personal use or tourist rental.