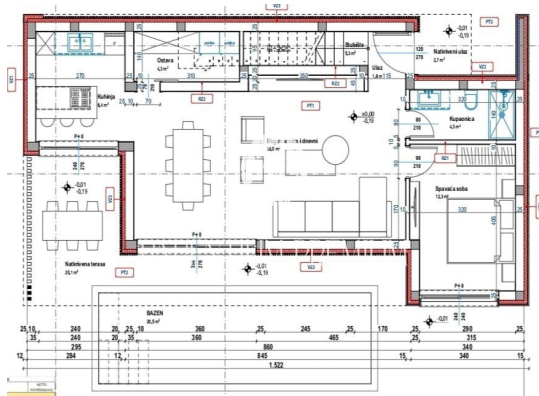




PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**  
**Vukovarska 19, 52440 Poreč**  
**mail: office@parentium-realestate.com**  
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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01939
<b>Location :</b>	Poreč
<b>Building size :</b>	140 m <sup>2</sup>
<b>Lot size :</b>	508 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<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>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** on request €

Istria, Poreč - 6 km from the center of Poreč and the sea

A new modern villa for sale with a swimming pool of a total area of

140m<sup>2</sup> and a beautiful view of the sea.

The house is divided into 2 floors.

On the ground floor there is a bright living room with a kitchen and a dining room, through which you can access the terrace, which is covered and connected to the swimming pool and sunbathing area. On this floor we also have a bedroom that is also connected to the pool, a bathroom and a storage/laundry room.

We climb the internal staircase to the floor where there are 3 bedrooms with their own bathrooms and a common terrace with an enchanting view of the sea.

Underfloor heating is installed in the entire house along with air conditioners in all rooms.

Parking for several cars is located in the yard of this excellent house.

The planned completion of the works is expected at the end of 2025.

An urban and peaceful environment close to the beautiful city of Poreč and its beaches make this house an extremely interesting opportunity on the



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market with a fantastic view of the sea.