



PARENTIUM PREMIUM  
*Real Estate*

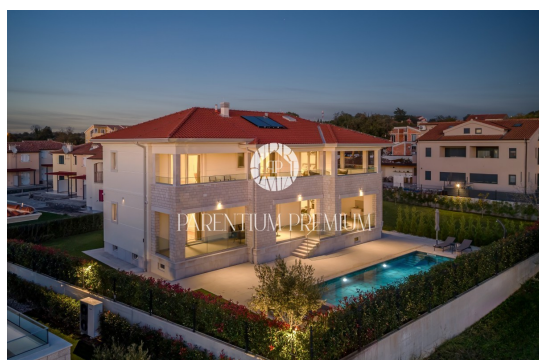
## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	02056
<b>Location :</b>	Poreč
<b>Building size :</b>	377 m2
<b>Lot size :</b>	1192 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	3
<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>Garage :</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>	n/a
<b>Energy efficiency :</b>	Not specified

Price : 2.400.000 €

Istria, Poreč area

A luxury villa for sale in a quiet location near the sea.

The villa is located on a plot of 1192m2 and extends over three floors.

In the basement there is a garage for two cars, a wine cellar and a utility room / storage room, all under controlled temperature for optimal use.

On the ground floor there is an entrance hall, toilet, storage room, a spacious living area with a dining room, kitchen and living room, and one bedroom with a private bathroom. From the living room there is access to a large covered terrace with a summer kitchen, a sundeck, a heated 28m2 swimming pool and a garden.

On the first floor there are three more bedrooms, each with a private bathroom, and a spacious terrace with a panoramic view of the sea.

Heating / cooling is via a fan coil / heat pump, while on the ground floor there is underfloor heating.

The yard is fenced, the garden is decorated with Mediterranean plants and a lawn that has automatic irrigation.

The villa is equipped with high-quality carpentry, a stone facade, is designerly equipped and decorated with custom-made Italian furniture and high-quality ceramics, sanitary ware, electric shutters, and mosquito nets. The villa has an alarm system with video surveillance, an intercom system and also has three outdoor parking spaces.

Solar collectors have been installed on the roof of the villa for heating the



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pool and sanitary water.

Do not miss this ideal opportunity for the perfect home or as an investment for tourist purposes.