



PARENTIUM PREMIUM  
Real Estate

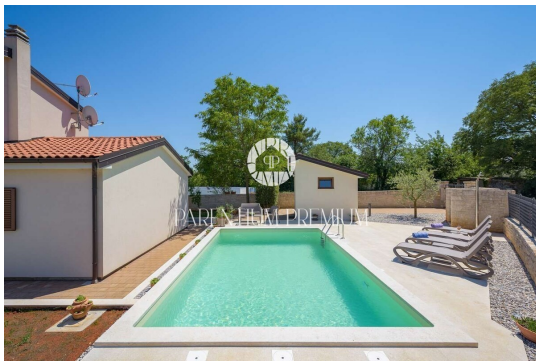
**PARENTIUM REAL ESTATE**

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|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 02146              |
| <b>Location :</b>                 | Poreč              |
| <b>Building size :</b>            | 208 m <sup>2</sup> |
| <b>Lot size :</b>                 | 565 m <sup>2</sup> |
| <b>Distance from center :</b>     | 5000 m             |
| <b>Distance from sea :</b>        | 8000 m             |
| <b>Number of floors :</b>         | 2                  |
| <b>Number of rooms :</b>          | 3                  |
| <b>Number of bedrooms :</b>       | 2                  |
| <b>Number of bathrooms :</b>      | 2                  |
| <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>Central heating :</b>          | Yes                |
| <b>Fan coil heating :</b>         | Yes                |
| <b>Year of construction :</b>     | 2013               |
| <b>Energy efficiency :</b>        | Not specified      |

**Price :** 550.000 €

Istria, Poreč

An elegant detached villa for sale on a 565 m<sup>2</sup> plot, just a ten-minute drive from the sea and the city center. The house is built on a 565 m<sup>2</sup> plot, the living area is 140 m<sup>2</sup>, while the total gross area with the basement and terraces reaches 208 m<sup>2</sup>. This modernly equipped home combines a quiet private location with top-notch comfort and energy efficiency.

A spacious open-concept living room connected to the kitchen and dining room makes the ground floor perfect for family gatherings, while the first floor features two comfortable bedrooms, a dressing room and a large terrace overlooking the landscaped yard. An additional 20 m<sup>2</sup> of basement offers flexible space for a hobby, gym or storage.

The house was built with an emphasis on sustainability: underfloor heating with a heat pump, a fan-coil system in all rooms, solar panels and its own solar power plant ensure high energy independence and low utility costs.

The courtyard features a swimming pool with an ecological filtration system, a covered summer kitchen and a fireplace - ideal for relaxing and enjoying warm days.

This property offers the perfect balance of privacy, modern design and



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proximity to city amenities, making it an excellent opportunity for residential or tourist investment.

For additional information or a viewing, we are happy to assist you.