



PARENTIUM PREMIUM  
*Real Estate*

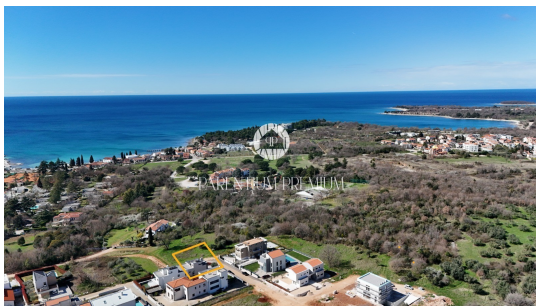
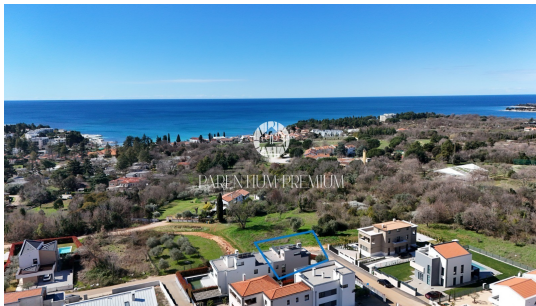
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02299
<b>Location :</b>	Poreč
<b>Building size :</b>	250 m <sup>2</sup>
<b>Lot size :</b>	400 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	600 m
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	Not specified

**Price :** 1.200.000 €

Poreč - Luxury Villa with Pool, Wellness & Sea View, 500 m from the Beach

Located in one of the most desirable areas of Poreč, just 500 meters from the sea and beaches and 1.4 km from the city center, this modern luxury villa is for sale.

The villa offers 250 m<sup>2</sup> of living space on a 393 m<sup>2</sup> plot, combining privacy, comfort, and a premium location.

- Living area

Spacious open-plan living room with kitchen and dining area, furnished with high-end designer furniture.  
Large glass walls connect the interior with the terrace and pool.

Additional features:

storage / wardrobe

guest toilet

fireplace