



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02343
<b>Location :</b>	Poreč
<b>Building size :</b>	279.07 m <sup>2</sup>
<b>Lot size :</b>	751 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	3000 m
<b>Number of floors :</b>	2
<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>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 935.000 €

Istria, Porec

This beautiful and modern villa with sea views is located in Porec. Modern architecture and contemporary design make this villa ideal for living, but also for rent. The house has an open floor, on the ground floor there is a modern and well equipped kitchen where you can impress family and friends by preparing delicious meals, there is a dining room and living room where you can relax after a hard day. Also, there is one spacious bedroom with en-suite bathroom, guest toilet, but also a room that is currently intended for a children's play area, as well as two pantries. Upstairs are three bedrooms, one of which has a walk in closet. Upstairs are two bathrooms, one with shower and the other with bathtub. The house is equipped with air conditioning, heating system on heat pumps and automatic shutters. In the yard there is a large pool, covered terrace and children's playground.

The villa is located in an excellent location, within walking distance of a supermarket, shopping center, hospital, pharmacy, and all other important amenities for comfortable everyday living.

Do not miss the opportunity to purchase this dream villa, ideal for your own vacation and enjoyment, as well as an excellent investment.