



PARENTIUM PREMIUM  
*Real Estate*

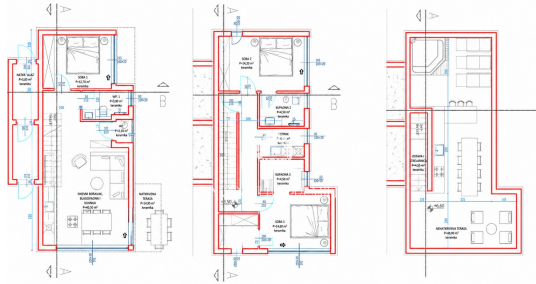
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02376
<b>Location :</b>	Poreč
<b>Building size :</b>	129 m <sup>2</sup>
<b>Lot size :</b>	315 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	4500 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<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>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 540.000 €

Located in a peaceful area near Poreč, this modern house combines contemporary architecture, a functional layout, and stunning sea views. The property is ideal for year-round living, holidays, or as an investment for tourist rentals.

The ground floor features a spacious open-plan living area that combines the living room, dining area, and kitchen, creating a bright and welcoming atmosphere. This level also includes a bedroom with its own en-suite bathroom, as well as a separate guest toilet.

On the first floor, there are two additional bedrooms, each with its own private bathroom, ensuring maximum comfort and privacy.

A special highlight of this property is the impressive 48 m<sup>2</sup> rooftop terrace offering breathtaking panoramic sea views. The terrace is equipped with a jacuzzi and a summer kitchen, providing the perfect setting for relaxing, entertaining guests, and enjoying beautiful sunsets.

The landscaped garden features a private swimming pool, adding an extra touch of luxury and enjoyment during the warmer months. Thanks to its excellent location, modern design, and premium amenities, this property represents an outstanding investment opportunity on the western coast of Istria.