



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	00259
<b>Location :</b>	Poreč
<b>Building size :</b>	160 m2
<b>Lot size :</b>	906 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<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>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	A

Istria, Porec

For sale a new villa with a swimming pool of 160 m2 which spreads over a plot of 905 m2.

The house consists of an entrance hall, open space living room, kitchen with dining area, 3 bedrooms and 3 bathrooms, guest toilet, pantry, boiler room. From the living room, kitchen there is an exit to the covered terrace where there is an outdoor fireplace.

In the yard there is a large pool of 40 m2 and a sun deck.

The garden is surrounded by a wall and greenery of 3 m to provide privacy to the future owner.

- air conditioning in the living room and in the rooms
- fireplace
- the first phase of underfloor heating has been installed
- Furniture shown in the visualizations can be purchased separately

-It was built very well, a mixture of stone and facade.  
Under the stone there is styrofoam insulation of 10 cm, and under the facade stone wool.

The location of the villa has extremely good connections with other places

Porec - 7 km  
Restaurant 2 km  
Shop / Café 3 km



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Y 5 km

Aqucolors Green Lagoon 5 km

Vrsar 9 km

The villa is surrounded by other holiday homes.