



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	00040
<b>Location :</b>	Poreč
<b>Building size :</b>	326 m2
<b>Lot size :</b>	7100 m2
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Year of construction :</b>	2017
<b>Energy efficiency :</b>	A

**Price :** 1.250.000 €

#### Description

#### EXCLUSIVE VILLA WITH SEA VIEW!

This exclusive and luxurious villa was completed in 2017, the size of the plot is approx. 7100m2, the living space is approx. 326m2 and it is divided into two floors and is located about 7 km from the popular town of Poreč in a small and quiet place.

The city of Poreč is a few minutes away by car, and there are all entertainment facilities, restaurants, shops, the beach...

The ground floor consists of a large entrance hall, a combined open-plan living room and dining room with a kitchen, 6 bedrooms and 5 bathrooms. About 2 parking spaces are available in front of the garage, the garage itself has space for 2 cars.

From the living and dining room you will be taken directly to the terrace with summer kitchen, incl. Barbecue.

Large swimming pool (approx. 10x4m), large sunbathing area and outdoor shower.

The terrace offers a beautiful view of the sea and the surrounding nature.

Access to the land is provided by an electric gate.

The villa was designed and built as a 5-star villa.  
All living rooms have underfloor heating, with a fireplace in the living room.