



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	00754
<b>Location :</b>	Pićan
<b>Building size :</b>	364 m2
<b>Lot size :</b>	935 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	0 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	8
<b>Number of bathrooms :</b>	9
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2015
<b>Energy efficiency :</b>	Not specified

**Price :** 750.000 €

Istria, Pićan

The villa consists of two fully equipped houses. This is a particularly big advantage if you have a large family or just want to spend a vacation in a quiet location with a few friends.

The house is fully equipped and adapted to today's lifestyle and standard.

The villa offers the following opportunities for entertainment and relaxation:

Outdoor pool with shower and deck chairs on the sun terrace, other large covered terrace with barbecue, indoor and outdoor entertainment facilities such as children's playground, table tennis, billiards, table football, Playstation, etc.

**Building A:** ground floor and 1st floor. On the 1st floor there are 5 double rooms with private bathroom. Each room has air conditioning; Some rooms have the possibility of extra beds. On the ground floor there is a large kitchen with dining area, a corner with SATELLITE TV and a fun corner with a pool table, table football, darts, etc.

**Building B:** on the 1st floor there are 3 bedrooms (1 bedroom with private bathroom and 2 bedrooms with shared bathroom). The upper ground floor has a kitchen with dining area, living room (satellite TV) and a large terrace.

The house is air conditioned: one unit for rooms on the 1st floor and the other in the living room.



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The yard is completely fenced. The area is very quiet and promises a relaxing holiday.

This is an ideal place for cyclists or hikers who want to get to know and explore eastern Istria.