



PARENTIUM PREMIUM  
*Real Estate*

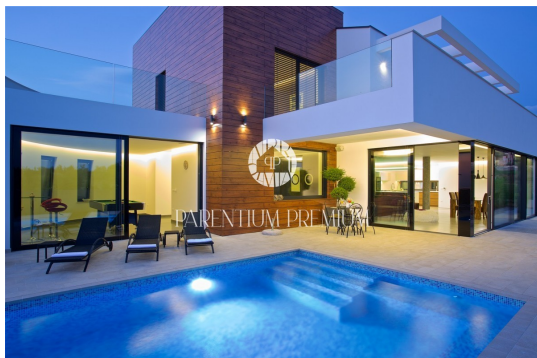
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	00841
<b>Location :</b>	Poreč
<b>Building size :</b>	217 m <sup>2</sup>
<b>Lot size :</b>	410 m <sup>2</sup>
<b>Distance from center :</b>	1 m
<b>Distance from sea :</b>	10 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	3
<b>Seaview :</b>	Yes
<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>Central heating :</b>	Yes
<b>Year of construction :</b>	2016
<b>Energy efficiency :</b>	A

**Price :** 1.099.000 €

Istria, Porec

In the vicinity of the city of Porec, in a place with all amenities such as shops, post office, bank, school, kindergarten, etc .., is located this luxury villa of modern design with a living area of

217m<sup>2</sup> and land of 410m<sup>2</sup>.

The 38 m<sup>2</sup> swimming pool with sun deck, covered terrace, outdoor shower, and barbecue are some of the many things this villa has to offer.

In the basement of the villa there is a boiler room, toilet, 2 pantries, a tavern with a pool table, kitchen and wine cellar.

The ground floor has a hallway, kitchen, dining room, spacious living room, laundry room, 2 toilets and a bedroom.

From the living room and kitchen it is possible to access the pool and terrace where there is a large dining table and barbecue.

On the first floor there are three bedrooms with private bathrooms and access to the terrace.

The villa is equipped with central heating, but also each room and living room have air conditioning for summer cooling and their own TVs.



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This enchanting modern villa full of various additional facilities is truly a rarity on the market and certainly worthy of attention.