



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	00907
<b>Location :</b>	Poreč
<b>Building size :</b>	190 m <sup>2</sup>
<b>Lot size :</b>	1000 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Price : 700.000 €

Istria, Porec

In the vicinity of Porec, in a quiet neighborhood just a few minutes from all important facilities such as shops, post offices, banks, kindergarten, school and the like, will be located this house of modern design.

The house consists of a total of 216m<sup>2</sup> with terraces and has a net area of

190m<sup>2</sup> and a heated pool of 50m<sup>2</sup>, all located on a plot of 1000 square meters.

We have a living room, kitchen, dining room, 2 bathrooms and 2 toilets. There is also an engine room and a storage room. There are a total of 4 bedrooms, but it is possible if the future owner wants 3 bedrooms and 1 wellness room.

The whole house opens onto several exposed terraces and loggias.

The heating of the house is underfloor with a heat pump, plus additional air conditioners that also serve for cooling and a fireplace.

Horticulture will be easier to maintain with automatic irrigation, and the complete impression of a modern house is added by an alarm + video surveillance and an automatic gate with a fence.

The complete house is of top construction, from aluminum joinery with three-layer glass, to modern large-format Italian ceramics.

Another advantage of this house lies in the location itself and is therefore the right choice for future owners who want to stay here or invest in tourism and rent it.