



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	00942
<b>Location :</b>	Novigrad
<b>Building size :</b>	270 m2
<b>Lot size :</b>	1009 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<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>Year of construction :</b>	2022
<b>Energy efficiency :</b>	Not specified

Price : 1.090.000 €

Istria, Novigrad

For sale is this idyllic, unique stone villa with an area of

270m2 on a beautiful plot of land with a total area of

1009m2.

The villa was built on the foundations of an old Istrian autochthonous house located in an intimate location. In the courtyard of the villa are two trees over 100 years old that complete this beautiful property.

The house itself consists of 2 floors.

On the ground floor of the villa there is a spacious living room, kitchen, dining room, one bedroom with private bathroom, guest toilet, storage room and laundry room.

There is also a relaxation zone with indoor wellness and access to the outdoor living room for complete enjoyment.

Upstairs there are 3 bedrooms with their own bathrooms and exits to terraces with a phenomenal view of olive groves, vineyards and the sea.

In the yard there is a covered terrace and a summer kitchen with a 48m2 swimming pool.





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Every detail is meticulously planned and elaborated in the smallest details to get a complete experience and harmony of the environment and the newly created object.

If you love peace, good cuisine, wine, the Istrian landscape and the sea, this will be a great investment for you.

We are at your disposal for any additional information.