



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	00944
Location :	Svetvinčenat
Building size :	240 m2
Lot size :	1000 m2
Distance from center :	4000 m
Distance from sea :	15000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2022
Energy efficiency :	A

Old price : 690.000 €

New price : 613.000 €

Central Istria, Svetvinčenat - surroundings

This special villa with a swimming pool is being built in a small Istrian settlement next to the medieval town of Svetvinčenta, in a beautiful elevated position, on the edge of the forest.

The villa is very specially and pleasantly designed to provide the future owner with complete comfort and complete privacy.

This apartment with a total net area of

240 m2 with a pool of 49 m2 is spread over a plot of approx. 1000 m2.

Contains: ground floor where there is a spacious living room, a kitchen with a dining area and large glass walls that lead to the yard where there is a swimming pool surrounded by nature. On the ground floor there is also a bedroom with its own bathroom, a toilet with a laundry room, a machine room, a storage room.

On the first floor, there are two comfortable bedrooms, each with its own bathroom and an exit to the terrace, from which there is a beautiful unobstructed view of nature.

The villa has a modern character with a flat roof and large openings that enrich the space with plenty of daylight and connect it to the beautiful



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surroundings and nature of central Istria.

The villa is equipped with modern heating and cooling systems, the highest quality materials and equipment are used in the construction.

Completion of construction is planned for the 5th month of 2023.