



PARENTIUM PREMIUM  
*Real Estate*

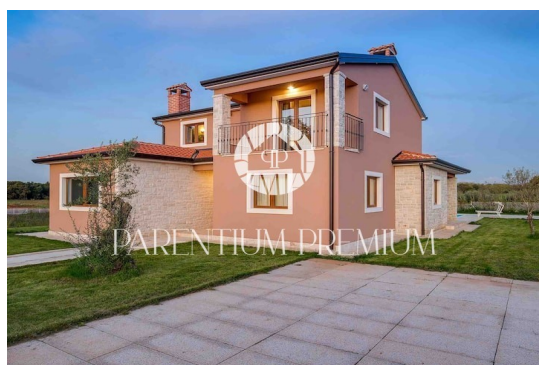
## PARENTIUM PREMIUM REAL ESTATE

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01069         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 160 m2        |
| <b>Lot size :</b>                 | 850 m2        |
| <b>Distance from center :</b>     | 0 m           |
| <b>Distance from sea :</b>        | 4000 m        |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 3             |
| <b>Number of bathrooms :</b>      | 3             |
| <b>Swimming pool :</b>            | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Heating by fireplace :</b>     | Yes           |
| <b>Year of construction :</b>     | n/a           |
| <b>Energy efficiency :</b>        | Not specified |

Istria, Poreč, 4 km from the sea

On the edge of a small, beautiful village, surrounded by beautiful holiday homes, there is this beautiful villa of 160 m2, which is spread over a plot of land of approx. 850 m2. (the special feature of the house is that it is possible to buy another 2600 m2 of garden next to the house, and thus the entire house and yard of approx. 3000 m2 would be obtained)

The ground floor consists of a living room, a kitchen with a dining area, a bedroom, a bathroom, a storage room and a wellness room with a sauna, hydromassage shower and fitness equipment. From the living room there is access to the terrace, landscaped garden with a large swimming pool of 50 m2.

Upstairs there are two bedrooms with bathrooms. One bedroom has a terrace and a walk-in closet.

The special feature of this house is that it is located at the end of the village and offers an unobstructed open view of the greenery and complete privacy, although it is surrounded by other beautiful holiday homes, which makes it a rarity on the market.