



PARENTIUM PREMIUM  
*Real Estate*

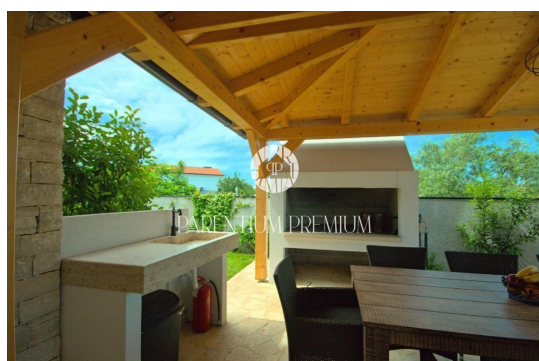
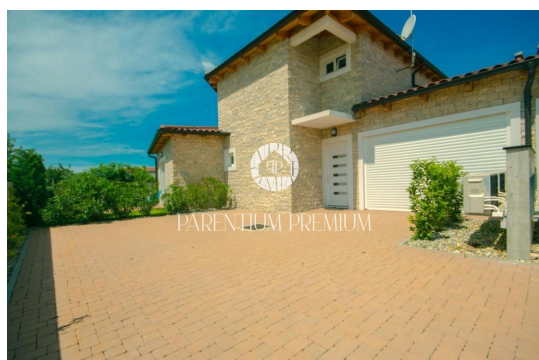
## PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01261         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 200 m2        |
| <b>Lot size :</b>                 | 300 m2        |
| <b>Distance from center :</b>     | 4000 m        |
| <b>Distance from sea :</b>        | 4000 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>Seaview :</b>                  | Yes           |
| <b>Swimming pool :</b>            | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Garage :</b>                   | Yes           |
| <b>Basement :</b>                 | Yes           |
| <b>Electric heating :</b>         | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Year of construction :</b>     | 2019          |
| <b>Energy efficiency :</b>        | Not specified |

Price : 690.000 €

Istria, Poreč area

This newly built beautiful stone villa with a beautiful view of the sea and the surrounding area is for sale in the vicinity of Poreč.

The house is spread over two floors, where on the first floor of the house there is an entrance hall, a spacious bedroom with a bathroom, a nice large kitchen with a dining area, a spacious living room with an exit to the yard where there is a swimming pool and a sunbathing area.

On the upper floor of the house there are three spacious bedrooms, each with its own bathroom and a terrace with a wonderful view of the sea and the surrounding nature.

Through the glass walls in the living room you can access the terrace that leads to a beautifully landscaped garden where there is a swimming pool with a sun deck, a jacuzzi, a sauna, an additional storage room and a summer kitchen.

The heating/cooling of the house is designed through the air conditioner

It is also important to mention the top quality of the house from carpentry, furniture, household appliances, etc.

The house has great potential for tourist rental and has a successful rental business.

Due to its position and contents, this fantastic property is an ideal



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investment in tourism and rent or for family life.