



PARENTIUM PREMIUM
Real Estate

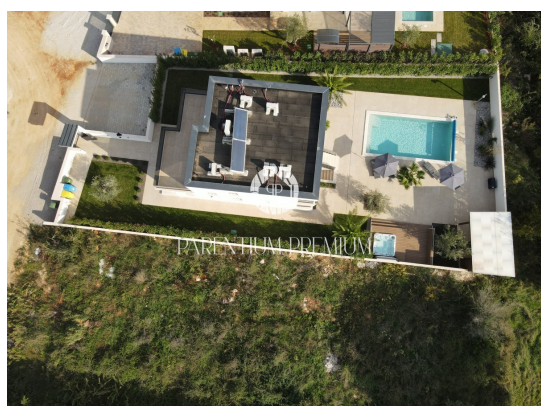
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	01848
Location :	Poreč
Building size :	217.43 m ²
Lot size :	707 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2023
Energy efficiency :	A+

Price : 895.000 €

Istria, Porec

For sale is a luxurious villa with a swimming pool, jacuzzi and sauna in Poreč, only 2000 meters from the sea.

The villa is located on a plot of land of 707 m², in a quiet and attractive location in the city of Poreč, with a total area of

217.43 m² and spread over 3 floors.

The owners have taken special care to equip the villa with modern and designer furniture and details.

On the ground floor there is an entrance hall, a toilet with a laundry room, a bedroom with a bathroom, a kitchen with a dining room and a living room with access to a covered terrace and a yard where there is an oasis for enjoyment.

On the first floor there is a hallway leading to a spacious terrace, two bedrooms each with their own bathroom and a nice common terrace. In the basement there is a technical room with heating systems and a network system that has been implemented in every room with WiFi amplifiers, a toilet, a gym and a relaxation area where there is a sauna, deckchairs and a shower.

Each bedroom has a safe in the closet.

In the yard there is a heated swimming pool (37 m²) with a sun deck, a lounge area with a jacuzzi, a beautifully landscaped garden and garden, and a covered and equipped summer kitchen for pleasant outdoor gatherings. The entire villa has underfloor heating via a heat pump, and the air conditioning system is installed in each room on the wall, artistically



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041

camouflaged.

The yard has automatic irrigation and lighting that gives a wonderful environment in the evening.

The villa is equipped with high-quality carpentry with mosquito nets and electric blinds, a motion sensor alarm system and cameras.

On the roof of the villa there are solar panels for heating water and for underfloor heating.

In front of the villa there are 2 parking spaces with a charging station for electric cars.

The villa is connected to the sewage system.

This villa is an ideal solution to the housing issue or as an investment for tourist purposes.