



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02042
Location :	Poreč
Building size :	454 m2
Lot size :	6270 m2
Distance from center :	4000 m
Distance from sea :	14000 m
Number of floors :	2
Number of rooms :	7
Number of bedrooms :	6
Number of bathrooms :	6
Number of toilets :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2020
Energy efficiency :	Not specified

Price : 1.200.000 €

Istria, Poreč area

A luxurious villa with a swimming pool is for sale on the edge of a small Istrian town. It is located on a large plot of land of 6270 m2 surrounded by nature and vineyards.
The total area of

the villa is 454 m2, which extends over two floors.

On the ground floor there is a kitchen with a dining room and a spacious living room in an open space concept, 2 toilets, two bedrooms with private bathrooms, storage room, laundry/boiler room. From the living room there is an exit to a covered terrace and a sundeck, and from the bedrooms on the ground floor there is also an exit to the sundeck where there is a 36m2 swimming pool.

On the 1st floor there are four bedrooms, each with its own bathroom, and a spacious terrace from which you can go down to the sundeck with a swimming pool and a garden by external stairs

The villa is equipped with high-quality furniture, materials and equipment that have been carefully selected.

The villa is sold fully furnished.

The heating is underfloor, but the villa also has air conditioning for the summer months, while the living room has a fireplace for a nice atmosphere during the winter period.

The villa has 6 parking spaces.



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Don't miss this ideal opportunity for the perfect home or as an investment for tourist purposes.