



PARENTIUM PREMIUM
Real Estate

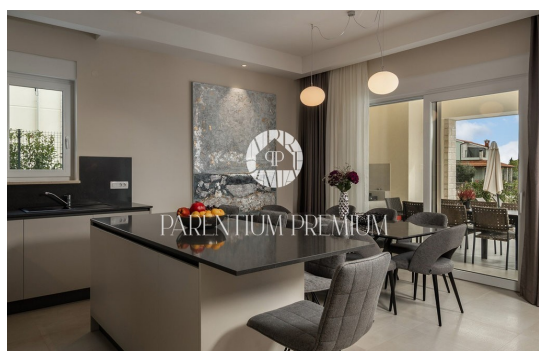
PARENTIUM PREMIUM REAL ESTATE

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 :	02054
Location :	Poreč
Building size :	208 m2
Lot size :	724 m2
Distance from center :	500 m
Distance from sea :	1000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
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
Fan coil heating :	Yes
Year of construction :	2022
Energy efficiency :	A

Price : 1.250.000 €

Istria, Poreč area

A beautiful villa for sale in a quiet location near the sea.

The villa is located on a plot of 724m2 and extends over two floors.

On the ground floor there is an entrance hall, toilet, storage room, spacious living area with dining room, kitchen and living room, and one bedroom with private bathroom. From the living area you can access a large covered terrace, with a sunbathing area, a heated swimming pool of 28m2 and a garden.

On the first floor there are two more bedrooms, each with its own bathroom, and a terrace with a panoramic view of the sea.

Heating/cooling is via a fan coil/heat pump, while the ground floor also has underfloor heating.

The yard is fenced, the garden is decorated with Mediterranean plants and a lawn that has automatic irrigation.

The villa is equipped with high-quality carpentry, a stone facade, is designerly equipped and decorated with custom-made Italian furniture and high-quality ceramics, sanitary ware, electric shutters, and mosquito nets. The villa has an alarm system with video surveillance, an intercom system and also has two outdoor parking spaces.

Solar collectors have been installed on the roof of the villa for heating the pool and sanitary water.

Do not miss this ideal opportunity for the perfect home or as an investment for tourist purposes.