



PARENTIUM PREMIUM
Real Estate

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Code :	02092
Location :	Poreč
Building size :	252.28 m ²
Lot size :	1407 m ²
Distance from center :	6000 m
Distance from sea :	20000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 824.000 €

Istria, Poreč area

Exclusive villa under construction for sale near Poreč.

The villa is located in a small village with only a few houses and offers complete privacy and an escape from the city crowds and everyday life. The villa is located on a plot of land of 1407m², and is spread over two floors.

The ground floor has a net area of

129.75m², consisting of an entrance hall, a toilet with a utility area, a spacious bedroom with a private bathroom, a kitchen with a dining room and a living room in an open space concept with access to a covered terrace and a sundeck where there is a 7m x 5m swimming pool.

The staircase leads to the first floor with a net area of

122.53m², where there is a hallway, three spacious bedrooms each with their own bathroom and their own terraces.

The villa will have air conditioning and a fireplace, but there is a possibility of installing the first phase of underfloor heating.

An auxiliary building/summer kitchen can also be built according to the buyer's wishes.

Construction began in March 2025.

This property is an ideal solution for housing in a peaceful environment or as an investment for tourism purposes.