



PARENTIUM PREMIUM
Real Estate

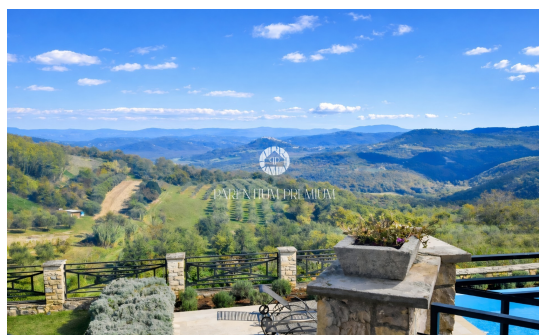
PARENTIUM PREMIUM REAL ESTATE

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Code :	02228
Location :	Poreč
Building size :	500 m2
Lot size :	1735 m2
Distance from center :	100 m
Distance from sea :	14000 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : on request €

Istria, Porec

Situated in a peaceful location, this authentic Istrian villa offers approximately 500 m² of living space on a beautifully landscaped plot of 1,735 m², with an open panoramic view of vineyards, olive groves and Motovun.

The villa is spread over three floors. The ground floor features a spacious living room with kitchen and dining area, as well as three bedrooms with en-suite bathrooms. The first floor comprises a study and a master bedroom with fireplace, private bathroom with bathtub and shower, and a large balcony. The basement includes a wellness area with sauna, a wine cellar, a separate WC, and a laundry room.

The landscaped garden offers a swimming pool, a summer kitchen and several outdoor relaxation areas. The property is equipped with central heating, fireplaces and air conditioning, and includes three covered parking spaces.

An excellent location providing quick access to the sea and Poreč, while offering peace and privacy of inland Istria. Ideal as a luxury holiday home or a valuable investment.