



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM PREMIUM REAL ESTATE**

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<b>Code :</b>	02399
<b>Location :</b>	Poreč
<b>Building size :</b>	241 m <sup>2</sup>
<b>Lot size :</b>	617 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 687.500 €

In a quiet environment, just a few minutes from the sea, there is a modern villa in the rough construction phase with a total area of 241 m<sup>2</sup>, on a plot of 617 m<sup>2</sup>. This property offers the future owner the opportunity to fully customize the finishing works and decor according to their own preferences.

The ground floor consists of a spacious open-space living room with a kitchen and dining area, which extends to a terrace with a swimming pool of 42 m<sup>2</sup> and a covered relaxation area through large glass walls. On the same level, there is also a bedroom, a bathroom, a guest toilet, a storage room, and a garage.

On the first floor, there are three spacious bedrooms, each with its own en-suite bathroom, an additional storage room, and a terrace with a beautiful sea view.

The villa is built with quality materials and is equipped with aluminum joinery and large glass surfaces that provide plenty of natural light. The rough construction phase allows for complete personalization of the interior according to individual desires.

The property is VAT registered, and the listed price includes VAT.

For more information or to schedule a viewing appointment, please feel free to contact us.