



PARENTIUM PREMIUM
Real Estate

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Code :	02448
Location :	Poreč
Building size :	161 m ²
Lot size :	744 m ²
Distance from center :	6000 m
Distance from sea :	6000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2019
Energy efficiency :	Not specified

Price : 598.000 €

In a quiet location near Poreč, on a gentle hill with an open view of the sea and nature, there is a beautiful villa with an area of 235 m², built on a well-maintained plot of 744 m².

The villa spans two floors. The ground floor features a spacious living room with a fireplace, a kitchen with a dining area, two bedrooms with en-suite bathrooms, a guest toilet, and a laundry area. From the living area, there is access to a covered terrace and a landscaped garden with a pool and sunbathing area.

Upstairs, there are two more bedrooms and a bathroom, as well as a large terrace with a beautiful view of the sea and surrounding landscape.

All rooms are air-conditioned, and preparations for central heating have been made. The villa is equipped with high-quality wooden furniture made to measure and is sold fully furnished and equipped. The garden features an automatic irrigation system and three parking spaces, while additional space is provided by a basement.

The peaceful location, pool, sea view, and functional layout make this property an excellent choice for personal vacation and living, as well as an investment for tourist rental.