**PARENTIUM PREMIUM REAL ESTATE**
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|---|---|
| **Code :** | 02559 |
| **Location :** | Poreč |
| **Building size :** | 140 m2 |
| **Lot size :** | 140 m2 |
| **Distance from center :** | 7000 m |
| **Distance from sea :** | 7000 m |
| **Number of floors :** | 1 |
| **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 |
| **Underfloor heating :** | Yes |
| **Air conditioning heating :** | Yes |
| **Heating by fireplace :** | Yes |
| **Year of construction :** | 2022 |
| **Energy efficiency :** | Not specified |

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|---|---|
| Old price : | 520.000 € |
| New price : | 485.000 € |

Istria, Poreč - surroundings

In the vicinity of the town of Poreč, in a quiet neighborhood surrounded by greenery, this new villa with a pool is for sale, with a total area of 140 m2.

The villa consists of a ground floor and an upper floor.
On the ground floor, there is a spacious living room with a kitchen and dining area, a bedroom with an en-suite bathroom, and an additional toilet. From the living room, you exit to a covered terrace connected to the pool and sunbathing area. Surrounded by greenery and forest, the oasis around the pool and sunbathing area provides soothing privacy.

On the upper floor, there are 3 bedrooms with en-suite bathrooms, two of which have their own terraces. The entire house is air-conditioned for a pleasant summer atmosphere, with underfloor heating for the winter period.

An excellent and peaceful location near all amenities such as shops, schools, kindergartens, restaurants, cafes, and pharmacies makes this property particularly attractive for a pleasant and relaxing vacation or year-round family living. Quality built by a well-known investor.