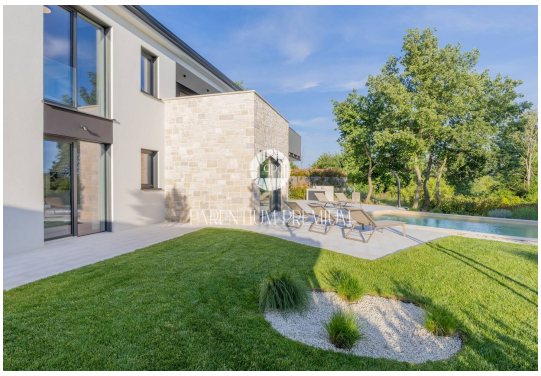
PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
mail: office@parentium-realestate.com
web: www.parentium-realestate.com
info: +385 99 21 46 917 | +385 98 99 46 041









Code :	02560
Location :	Poreč
Building size :	168.40 m2
Lot size :	751 m2
Distance from center :	15000 m
Distance from sea :	7000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
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
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price :	740.000 €

Istria, Poreč - surroundings

In a beautiful and peaceful location not far from stunning places such as the Lim Channel and Vrsar, this spacious modern villa in Istrian style is situated, built to exceptionally high standards.

The villa spans two levels with a total area of 168.40 m2.
On the ground floor, there is a spacious living room with a kitchen and dining area, a toilet, and a storage room.
Large glass walls are installed throughout the living room and dining area, allowing for a significant influx of sunlight and rich natural illumination of the space.
An internal staircase leads to the first floor, where 3 comfortable bedrooms are located, one of which has its own modern bathroom and a terrace overlooking the pool and the nature surrounding this fantastic villa.
From the living room and dining area, there is access to a covered terrace connected to the pool, offering a soothing view of the greenery.

The heating of the entire villa is provided by a heat pump with fan coils in all rooms.

This small town is filled with authentic Istrian stone houses and holiday villas, as well as a renowned winery just a few minutes from the Istrian

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highway, ensuring excellent road connectivity.

The price of the villa is quoted excluding VAT and is sold fully furnished and move-in ready.

The buyer is exempt from property transfer tax.

This property is an ideal investment for family life in a natural environment or as a business investment for tourist rentals that will satisfy even the most discerning guests.