PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
web: www.parentium-nekretnine.com
info: +385 98 849 768









Code :	01156
Location :	Vrsar
Building size :	180 m2
Lot size :	914 m2
Distance from center :	7000 m
Distance from sea :	7000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	3
Number of bathrooms :	3
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 :	A

Price :	1.400.000 €

Istria, Vrsar

In a small village near Vrsar, located 15 km from the center of Porec, and 10 km to the nearest Vrsar sea and its beaches, on a small hill, there is a villa (under construction) of 180m2 of internal living space on a plot of 914 m2. The plot is beautifully shaped and as such allows maximum utilization for additional facilities on the garden.
The house consists of two floors - ground floor, where there are living areas in an open concept, sanitary ware, wardrobe and technical rooms for central heating system and laundry with all the necessary connections, and rooms for storing personal belongings, bicycles and mobile equipment for the garden and swimming pool.
A special part of the ground floor enchants with an indispensable wellness area with a sauna and shower.
On the first floor there are 3 bedrooms with separate bathroom.

On a comfortable fenced garden rich in centuries-old olive trees, indigenous flowers and a lawn with irrigation there is a swimming pool with a heating system of 40 m2 with a sunbathing area, and a fireplace with a covered dining area where there is also a summer kitchen.
Of course, we have to put the emphasis on the imposing metal gate that frames the whole picture inside the walled property. Parking for two vehicles with electricity charger for electric vehicles.

PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
web: www.parentium-nekretnine.com
info: +385 98 849 768

Top quality construction with façade insulation 10 and 15 cm, PVC windows, aluminum sliding shutters in rooms, sliding glass walls on the ground floor, underfloor heating with mitsubishi heat pump, cooling system, filomuro doors, microtopping floor covering, Italian furniture and lighting and top quality equipment in the interior as well as in the exterior are the main features by which the investor is guided in the construction of the whole story.
All of the above evokes you the image of a top villa that meets all the parameters of even the most demanding.
Property for every recommendation!!
Price 1,400,000 Euros

Agent
Martina Ritoša
+385 98/849768
www.parentium-nekretnine.com

Author of the photos: KORIDOR 27