

**PARENTIUM NEKRETNINE**

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<b>Code :</b>	01263
<b>Location :</b>	Poreč
<b>Building size :</b>	155 m2
<b>Lot size :</b>	600 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	3500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price : 650.000 €**

Istria, Poreč, surroundings

A beautiful modern villa is for sale near the town of Poreč and a few minutes' drive from beautiful beaches. With a total size of 155 m<sup>2</sup> and a 32 m<sup>2</sup> pool on two levels. On the ground floor, there is an entrance hall and a toilet, a spacious living room, a modern kitchen, and a dining room that opens onto the terrace. The other entrance provides access to the utility room. The staircase leads to the upper floor where there are three bedrooms and two bathrooms, with the master bedroom having its own bathroom and terrace with a beautiful view that provides a special living experience. Pastel tones and warm colors, as well as natural materials, complement the environment. Underfloor heating is provided by a heat pump, and cooling by air conditioners. The saltwater pool is decorated and surrounded by a sunbathing area. The surroundings are landscaped with aromatic, Mediterranean plants and a green fence.

The house is located in a sought-after location in a quiet place just a few minutes of easy driving to the center of Poreč and beautiful beaches.

Due to its peaceful location and proximity to the town of Poreč with all necessary amenities, this property is an excellent investment and business opportunity for tourist rental.

The price of the house is expressed without VAT.