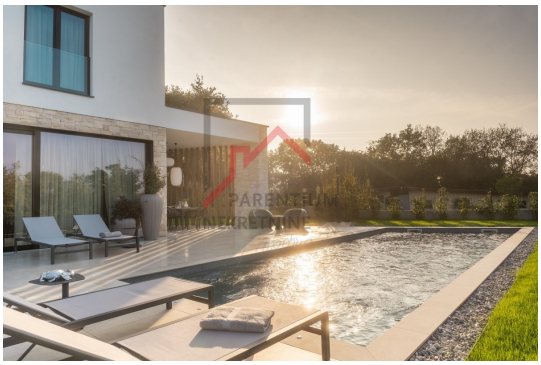
**PARENTIUM NEKRETNINE**
**Bračka 41, 52440 Poreč**
**mail: info@parentium-nekretnine.com**
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**info: +385 98 849 768**









| | |
|---|---|
| **Code :** | 01345 |
| **Location :** | Vrsar |
| **Building size :** | 225 m2 |
| **Lot size :** | 1000 m2 |
| **Distance from center :** | 7000 m |
| **Distance from sea :** | 8000 m |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 3 |
| **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 :** | 2024 |
| **Energy efficiency :** | A+ |

| | |
|---|---|
| Price : | 1.300.000 € |

Istria, Vrsar

On the western coast of Istria, close to Poreč 14 km, Vrsar 10 km, and Rovinj 22 km, in greenery and away from city crowds, a perfect place for the rest of the spirit and body. A place you will never want to leave, a place for every serious hedonist.On a plot of 1000 m2, this is the last land in the building zone, offering an unobstructed view of orchards and olive groves that guarantee peace and intimacy, while the upper floor offers a view of the sea.The ground floor consists of a spacious utility room with washing machines and a boiler, a guest toilet, a fitness and sauna room or home office, a spacious living room, and kitchen. The stairs to the upper floor are lined with wood.The spacious living room is glazed on three sides with high lift-and-slide aluminum glass walls aligned with the floor without a threshold from the manufacturer 'Wicona'. In the ground floor, all curtains are motorized. The furniture and equipment used in the living room are from well-known Italian brands Novamobili, Copat cucine, DallAgnese, Slamp.

Spacious kitchen with an island by the brand Copat life and countertops made of quartz stone from the renowned brand 'Sileston', equipped with top-notch built-in appliances Miele, Liebherr, Faber, etc., refrigerator, freezer with ice maker, wine cooler.The floor consists of 3 spacious bedrooms, each with its own bathroom.The bedrooms and hallway are laid with wide-format parquet. All bedrooms are air-conditioned with Samsung windfree units and heated via built-in underfloor heating and thermostats that can be controlled via Wi-Fi. Each room features a French window from a manufacturer with integrated Guardian Sun glass (reducing heat intake and improving thermal

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insulation) and a mosquito net. The furniture and equipment for the bedrooms are from renowned brands Novamobili, DallAgnese, Quinti, Rotaliana.Next to the living room, there is a covered terrace of 22 m2 with a gas grill from the brand 'Fogher', alongside which is an additional spacious sink with a supplementary worktop. The furniture for the garden sets is from well-known Italian brands.