

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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|-----------------------------------|---------|
| Code : | 01445 |
| Location : | Poreč |
| Building size : | 320 m2 |
| Lot size : | 2000 m2 |
| Distance from center : | 9000 m |
| Distance from sea : | 9000 m |
| Number of floors : | 3 |
| Number of rooms : | 6 |
| Number of bedrooms : | 5 |
| Number of bathrooms : | 5 |
| Number of toilets : | 2 |
| Seaview : | Yes |
| Swimming pool : | Yes |
| Parking : | Yes |
| Basement : | Yes |
| Underfloor heating : | Yes |
| Air conditioning heating : | Yes |
| Heating by fireplace : | Yes |
| Year of construction : | 2025 |
| Energy efficiency : | A+ |

Price : 1.545.000 €

Poreč, surroundings

in a quiet place not far from Poreč, a villa with a swimming pool for sale. The total area of

the villa is 320m2.

This beautiful villa consists of ground floor, first floor and attic.

On the ground floor of the house there is an entrance hall, wardrobe, technical room, guest toilet, open space kitchen with dining room and living room. On the ground floor there is one bedroom with its own bathroom. The ground floor has a total area of

154m2.

On the first floor, there are three spacious bedrooms, each with its own bathroom, two of which have access to a 20m2 terrace. The bedrooms are 26m2, 18m2 and 24m2 in size.

In the attic, with an area of

96m2, there is another bedroom with a bathroom, a TV room and an exit to the roof terrace with an open view of the sea.

All rooms are air-conditioned, with underfloor heating via a heat pump.



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A 15.5 x 5m swimming pool with a spacious sunbathing area and an outdoor kitchen.

Next to the house there is an auxiliary building of 70m² where a sauna and a summer kitchen are planned, fully equipped with a large table for 12 people.

The villa is fully equipped with Italian furniture.

The villa is located on a plot of 2000m², decorated with Mediterranean plants, complete irrigation, and parking for 6 cars.

The villa is ready to move in or to rent as a 4-star property.

For more information, please write to us at:

info@parentium-nekretnine.com or call 00385 98849768

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