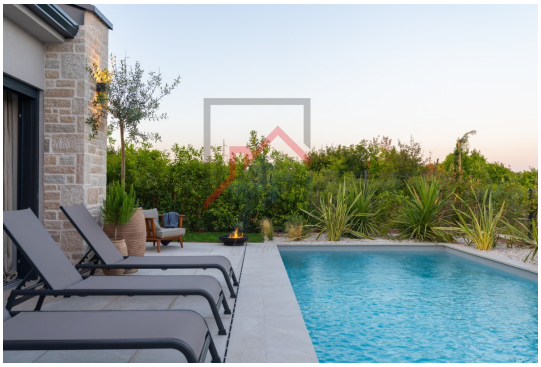
**PARENTIUM NEKRETNINE**
**Bračka 41, 52440 Poreč**
**mail: info@parentium-nekretnine.com**
**web: www.parentium-nekretnine.com**
**info: +385 98 849 768**









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|---|---|
| **Code :** | 01546 |
| **Location :** | Poreč |
| **Building size :** | 137 m2 |
| **Lot size :** | 500 m2 |
| **Distance from center :** | 500 m |
| **Distance from sea :** | 2000 m |
| **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 |
| **Year of construction :** | 2025 |
| **Energy efficiency :** | Not specified |

| | |
|---|---|
| Price : | 850.000 € |

Istria, Poreč - surroundings - Modern single-storey villa 137 m², heated pool 44 m², 3 bedrooms, landscaped garden, parking, quiet environment on the edge of the village.

A modern single-storey villa is for sale located in a quiet village near Poreč, a few minutes' drive from the sea. The location allows for everyday life in a quiet environment with quick access to all amenities.

The villa was built in a combination of Istrian stone and modern architectural solutions. The total living area is 137 m², and it is located on a landscaped plot of 500 m².

The outdoor area includes a heated pool of 44 m², a landscaped garden, a shower and parking spaces with preparation for charging electric vehicles. The courtyard also includes a summer kitchen with a barbecue and a lounge area.

The interior layout is organized as an open living space that connects the kitchen, dining room and living room with a fireplace. Large glass walls and high ceilings provide natural lighting and direct access to the outdoor area. The villa has three bedrooms, two of which have their own bathrooms, an additional guest toilet, and an additional technical room that serves as a laundry room.

The property is fully equipped and furnished, and is being sold as such. The kitchen is a Copat Life with a Bora hood and Miele appliances, with

additional Smeg small appliances. The living area has a Caruso set, while the interior uses pieces such as a Gervasoni chest of drawers and Flos lighting.

Heating is provided by underfloor heating on a heat pump, with additional inverter air conditioners for heating and cooling. The villa is equipped with a video surveillance system.

The property is suitable for residential or tourist rental, given the location, layout and level of equipment. For additional information and viewing, please feel free to contact us.

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Valentina Čehić
Licensed Real Estate Agent | Parentium Nekretnine
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Bračka 41,52440 Poreč, Croatia
+385 99 2070 888
office@parentium-nekretnine.com
www.parentium-nekretnine.com