



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01569
<b>Location :</b>	Poreč
<b>Building size :</b>	296 m2
<b>Lot size :</b>	854 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	A+

**Price :** 1.250.000 €

On a prestigious plot of 854 m2 stands this luxurious villa with an area of

296 m2, the embodiment of superior design and perfection. A sense of spaciousness and harmony spreads through every corner, emphasized by carefully placed ambient lighting that adds charm to every part of this luxury home.

The ground floor of the villa welcomes you with an impressive open space concept in which a spacious living room, kitchen and dining room are intertwined. The light that penetrates through the glass walls further emphasizes the elegance of the space. Here we also find a pleasant corner for relaxation and self-care - a wellness room with an exclusive sauna and jacuzzi, providing a touch of luxury with a private exit to the garden and heated pool.

The stairs of an elegant design lead us to the first floor, where there are four spacious bedrooms, each equipped with its own bathroom. Three of them offer access to beautiful covered terraces, offering unique views of the endless blue of the sea.

In addition to the extraordinary living space, the villa also offers a basement space that can be converted into an entertainment room, enabling family and guests to enjoy even on rainy days.

For complete comfort throughout the year, heating is provided by underfloor



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**

heating on heat pumps, while air conditioners are present for refreshment on hot summer days.

The enchanting garden around the villa reveals an oasis of peace with a heated swimming pool, creating the perfect environment for relaxation or enjoyment.

This villa is more than a home - it is a symphony of luxury, elegant comfort and unparalleled style. Here, superior design, functionality and aesthetics come together to create a space that exceeds expectations and provides an endless experience of luxury with a view of the endless blue of the sea.