



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01605
Location :	Poreč
Building size :	300 m2
Lot size :	1200 m2
Distance from center :	2000 m
Distance from sea :	17000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2022
Energy efficiency :	A+

Price : 850.000 €

Istria Poreč

In a small town only about 15 minutes' drive from the city of Poreč and its beautiful beaches, while the place with all the facilities necessary for life from shops, restaurants, cafes, etc. is 2 km away, there is this beautiful modern stone villa with its 300m2 and land area of 1200m2.

The house consists of two floors.

The first floor is dominated by a modern and spacious living room with a fireplace, a kitchen with a spacious dining room and access to a covered terrace where there is also a summer kitchen with a fireplace. On the first floor there is also a guest toilet and a storage room.

The internal stairs lead to the second floor, where we find 4 spacious bedrooms, each with its own bathroom, and two rooms also have access to a balcony with a phenomenal view of nature.

In the yard there is a large swimming pool with a sunbathing area and a beautiful, meticulously maintained garden, which can accommodate a children's playground or anything else the new owners wish.

The parking lot is paved and is enough for 3 cars.

Heating/cooling is provided by underfloor heating with a heat pump, and air conditioning inverters were additionally installed.

It is important to mention that the house was built with hand-cut Istrian stone, and only quality materials were used in the construction.



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Due to its exceptional location and proximity to everything necessary for life and enjoyment, this property is great for solving the housing issue as well as for investing in tourism and tourist rentals.