



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01669
<b>Location :</b>	Poreč
<b>Building size :</b>	306 m <sup>2</sup>
<b>Lot size :</b>	959 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 1.750.000 €

This luxurious villa, located in the idyllic western part of Istria, is an ideal escape from the hectic everyday life. With a unique modern design, authentic stone parts and wooden elements, this villa fits perfectly into the natural environment.

The property consists of a ground floor and an upper floor, with a total area of

306 m<sup>2</sup>, and covered terraces of the ground floor of 70 m<sup>2</sup> and uncovered terraces of 82 m<sup>2</sup>, with a heated pool of 50 m<sup>2</sup> and a fire pit of 10 m<sup>2</sup>. Four spacious bedrooms with en-suite bathrooms offer sea views, while the large living room opens onto the dining room, kitchen and billiards area.

The perfect combination of style and functionality is achieved through modern lines and shapes that elegantly blend tradition and innovation. Large glass walls illuminate the space with abundant natural light, creating a feeling of spaciousness and harmonizing the interior with the surrounding environment.

The special feature of the villa is reflected in the openings on the roof, providing a unique opportunity to experience freedom and connection with the atmosphere. An infinity pool with a transparent glass wall creates the illusion of merging the water with the sky or the sea in the distance. There is a fire pit next to the pool, providing warmth and a romantic atmosphere.

In the evening, the flash of flame reflects off the glass wall of the pool,



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creating an enchanting play of light. The villa offers additional luxurious pleasures such as an elegant sauna with a starry sky and an outdoor jacuzzi.

During the construction phase, adjustments to partition walls and colors are possible, and the same team that received the award for the Best Luxury House in Europe is working on the project.

The future owners will not only enjoy the beauty of the villa and nature, but will also have the opportunity to explore top gastronomic and oenological experiences in the neighborhood. This villa provides a harmony of luxury and a relaxing ambiance, making it the perfect place to escape from everyday stress

VAT is included in the price of the villas!

We are at your disposal for any additional information.