



PARENTIUM PREMIUM  
*Real Estate*

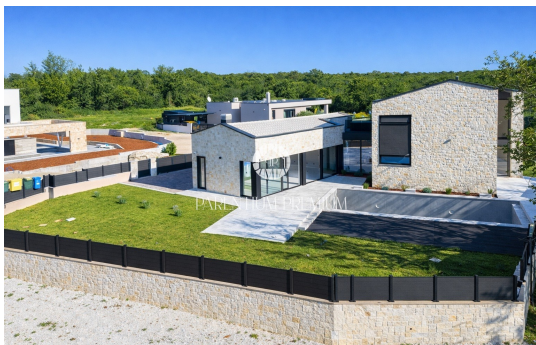
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01729
<b>Location :</b>	Poreč
<b>Building size :</b>	207 m <sup>2</sup>
<b>Lot size :</b>	749 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Old price :** 1.300.000 €

**New price :** 1.100.000 €

Istria, Poreč

Located in a quiet and well-maintained suburb of Poreč, just 4 km from the town center and well-kept beaches, this representative luxury Istrian-style villa with a pool offers the perfect balance of modern comfort, privacy, and proximity to all amenities.

The property offers 207 m<sup>2</sup> of living space and is situated on a beautifully landscaped 749 m<sup>2</sup> plot, at the very edge of the settlement, ensuring exceptional privacy, tranquility, and an open, unobstructed living environment.

The villa is arranged over two floors and designed to the highest standards of contemporary living.

The ground floor features a spacious open-plan living area combining the living room, kitchen, and dining area. Large glass walls flood the interior with natural light and provide direct access to the terrace with sun deck and swimming pool, creating a seamless connection between indoor and outdoor spaces. This level also includes two elegant bedrooms, each with a private bathroom, a guest toilet with laundry area, and a practical storage room with both internal and external access.

Upstairs are two additional spacious bedrooms, each with its own bathroom, ensuring maximum comfort and privacy for family members and guests. A special highlight is the upper-floor terrace with a jacuzzi, ideal for relaxing, enjoying summer evenings, and admiring beautiful sunsets.



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The fully fenced garden enhances privacy and security, while the centerpiece of the outdoor area is an impressive swimming pool with sunbathing area and outdoor shower. The garden is enriched with Mediterranean plants, creating an authentic Istrian atmosphere. The property also offers parking for at least two vehicles, accessed through an electric gate.

High-quality materials were used throughout the construction and furnishing, with authentic Istrian stone cladding giving the villa a distinctive and elegant character.

The villa is equipped with premium comfort and security systems: underfloor heating throughout via a heat pump, air conditioning in all rooms, triple-glazed windows, motorized shutters, alarm system, video surveillance, automatic irrigation system, and an electric entrance gate, ensuring comfort, safety, and energy efficiency all year round.

The seller is a legal entity, therefore the buyer is exempt from real estate transfer tax.

A rare opportunity to acquire a luxury property that offers privacy, elegance, and an excellent location – ideal as a dream home or a secure investment.