



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>	01993
<b>Location :</b>	Poreč
<b>Building size :</b>	186 m2
<b>Lot size :</b>	878 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 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>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 1.375.000 €

Istria, Poreč - 5 km from the sea and the center

In a quiet and beautiful location surrounded by vineyards, only 5 km from the sea and the center of Poreč, this attractive villa with a swimming pool of a total area of

186m2 is located.

The villa is divided into 2 floors.

On the ground floor there is an open space that combines the living room, kitchen and dining room with a bedroom with its own bathroom and walk-in closet, a guest toilet, a laundry room and a technical room.

The living room, which is richly lit by large glass walls, opens onto a terrace connected to the summer kitchen and a heated pool with a beautiful view of the sea and nature.

We climb the internal stairs to the floor where there are 3 bedrooms with their own bathrooms and walk-in closets, the master bedroom of which has its own terrace with a great view and a jacuzzi.

There is a covered parking lot for several vehicles in the beautifully landscaped yard.



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**

The villa is heated by underfloor heating via a heat pump, while all other rooms are equipped with top-quality air conditioners.

The property is being sold complete on a turnkey basis, and the planned completion of the works is the 4th month of 2025.

This property is included in the VAT system, which offers the benefits of buying through a company, and for physical buyers, no real estate tax in the amount of 3% is paid.

An excellent location in the immediate vicinity of the sea and the center of Poreč make this property ideal for rest and enjoyment throughout the year or for tourist rental with rich business potential.