



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>	02092
<b>Location :</b>	Poreč
<b>Building size :</b>	252.28 m <sup>2</sup>
<b>Lot size :</b>	1407 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	20000 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>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

Price : 824.000 €

Istria, Poreč area

Exclusive villa under construction for sale near Poreč.

The villa is located in a small village with only a few houses and offers complete privacy and an escape from the city crowds and everyday life. The villa is located on a plot of land of 1407m<sup>2</sup>, and is spread over two floors.

The ground floor has a net area of

129.75m<sup>2</sup>, consisting of an entrance hall, a toilet with a utility area, a spacious bedroom with a private bathroom, a kitchen with a dining room and a living room in an open space concept with access to a covered terrace and a sundeck where there is a 7m x 5m swimming pool.

The staircase leads to the first floor with a net area of

122.53m<sup>2</sup>, where there is a hallway, three spacious bedrooms each with their own bathroom and their own terraces.

The villa will have air conditioning and a fireplace, but there is a possibility of installing the first phase of underfloor heating.

An auxiliary building/summer kitchen can also be built according to the buyer's wishes.

Construction began in March 2025.

This property is an ideal solution for housing in a peaceful environment or as an investment for tourism purposes.