



<b>Code :</b>	02129
<b>Location :</b>	Poreč
<b>Building size :</b>	169.54 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	11000 m
<b>Distance from sea :</b>	11000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2011
<b>Energy efficiency :</b>	Not specified

Istria, Poreč – surroundings

Exclusive! - Only available through Parentium Premium Real Estate

In a quiet and attractive location near Poreč, with quick access to all essential amenities, this well-built semi-detached house with a total living area of 169.54 m<sup>2</sup> is for sale.

The house is spread over two floors and includes a 300 m<sup>2</sup> garden with a 24 m<sup>2</sup> saltwater pool.

The ground floor comprises an entrance hall, living room, dining area, kitchen, bathroom, technical room, and storage under the stairs. Each room on the ground floor has access to its own terrace, creating a pleasant flow between indoor and outdoor living.

Upstairs, there are three bedrooms - the master bedroom with an en-suite bathroom, and the other two sharing a second bathroom. Each bedroom has access to its own terrace, offering a beautiful panoramic view of the sea and surrounding landscape.

The house is equipped with central gas heating, a wood-burning stove in the living room, and air conditioning in all rooms, ensuring year-round comfort. Solar panels for hot water are installed on the roof, contributing to energy efficiency and savings.

All windows are fitted with insect screens and shutters, providing additional comfort and protection.

The pool is covered with a glass dome, which protects it during the off-season, makes maintenance easier, and preserves water quality. Mediterranean plants have been planted in the garden, which is equipped with an automatic irrigation system for easy and efficient upkeep.



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 house was built in 2011 and renovated in 2022.  
A private parking space is located in front of the house.

Thanks to its prime location, functional layout, sea views, and numerous additional features, this property is ideal for peaceful family living or as a safe investment for tourist rental.