



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02133
<b>Location :</b>	Poreč
<b>Building size :</b>	167.15 m <sup>2</sup>
<b>Lot size :</b>	510 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	3500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</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

**Price :** 690.000 €

#### Istria, Poreč – Modern House with Pool and High-Quality Features

In a peaceful area near Poreč, a modern house with a pool is for sale, situated on a landscaped plot of 510 m<sup>2</sup>. The house is spread over two floors and offers a perfect combination of functionality, comfort, and contemporary design.

The ground floor includes an entrance hall, storage room, bathroom, a smaller children's or office room, and a spacious open-concept living room with kitchen and dining area. A modern kitchen island is planned, adding functionality and elegance to the space. From the living area, there is access to a covered terrace, perfect for relaxing and outdoor dining. On the exterior, there is also a technical room for pool and utility systems.

Upstairs, there is a hallway, two bedrooms, an additional bathroom, and a master bedroom with its own en-suite bathroom. All bedrooms have access to a large terrace.

The yard includes a 25 m<sup>2</sup> swimming pool, surrounded by a sunbathing area made of high-quality decking. Mediterranean landscaping and an automatic irrigation system ensure easy maintenance. Two parking spaces are included.

The house features central underfloor heating throughout and air conditioning units in every room. High aluminum windows and PVC joinery provide plenty of natural light, while 10 cm of insulation ensures excellent energy efficiency and year-round comfort.

Added benefit: At this stage of construction, the future owner can choose floor coverings and tiles according to personal preferences.



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The house is being sold turnkey, with completion of works scheduled for October 2025.

An excellent opportunity - perfect as a family home, vacation retreat, or a secure investment for rental purposes.