



PARENTIUM PREMIUM
Real Estate

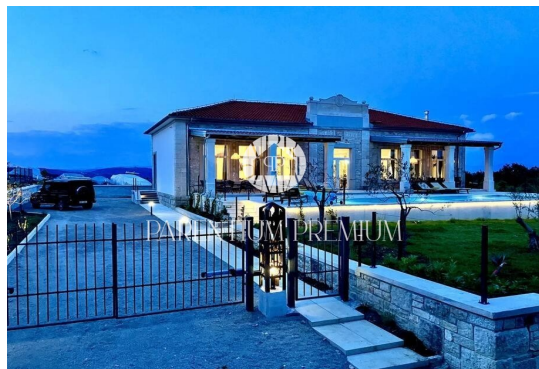
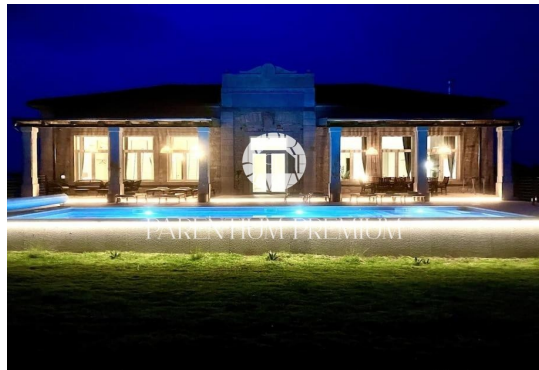
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02144
Location :	Poreč
Building size :	442 m ²
Lot size :	1640 m ²
Distance from center :	1500 m
Distance from sea :	12000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 1.150.000 €

Istria, Poreč Surroundings - Luxurious Villa with History, Pool and Wellness Area

Just 15 km from Poreč and 12 km from the sea, in the peaceful and picturesque Istrian countryside, lies this unique property - a former countryside school, now completely renovated and transformed into a luxurious villa. Renovated in 2023 with special attention to preserving authenticity while introducing modern comfort, this villa represents a perfect blend of tradition, elegance, and functionality.

The ground floor spans an impressive 304.36 m², with a layout ideally suited for family life or tourist rental. The villa features five spacious bedrooms, each with its own private bathroom, an additional guest toilet, and an open-plan kitchen, dining, and living area with access to a covered terrace.

The outdoor area offers a summer kitchen with a barbecue and large dining table, sunbathing area, and a heated swimming pool of 52 m², all surrounded by a landscaped Mediterranean garden of 1,372 m² with automatic irrigation.

In the basement, you will find a wellness area including a sauna, relaxation room, shower, and a spacious playroom. There is also a laundry room, technical room, and full equipment for heating, cooling, and water filtration.

The villa is fully fenced and offers parking for up to 6 vehicles. Heating is provided via underfloor heating and convectors for both heating and cooling in all rooms.

This property is a perfect opportunity for those seeking an authentic yet



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modernly equipped Istrian villa, ideal for luxury holidays, investment, or year-round living.