



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02244
Location :	Poreč
Building size :	251 m ²
Lot size :	820 m ²
Distance from center :	500 m
Distance from sea :	12000 m
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 920.000 €

Istria, Poreč area | Modern villa with heated pool (46 m²), rooftop terrace (87.4 m²) and panoramic sea view

Located in a quiet village near Poreč with all amenities close by, this modern, high-quality villa with a heated pool is ideal for luxury living, holidays or as a rental investment.

The villa offers 251 m² gross area, and its key feature is the impressive 87.4 m² rooftop terrace with a stunning panoramic sea view.

The house is spread over three floors and designed for maximum comfort, functionality and privacy.

Ground floor: bright open-plan living area with kitchen and dining room, large glass walls leading to the covered terrace with summer kitchen, 46 m² heated pool and sun deck. Additional rooms include a bedroom with private bathroom and terrace, guest toilet, laundry room, pantry and boiler room with external entrance.

First floor: three bedrooms, each with a private bathroom, terrace and partial sea view.

Rooftop terrace: planned space for a jacuzzi and sauna, with plenty of room for a lounge and sunbathing area overlooking the sea.

Private yard with parking for several cars.

Underfloor heating via heat pump (Uponor) + Daikin air-conditioning in all



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rooms.