



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02252
<b>Location :</b>	Poreč
<b>Building size :</b>	137.58 m <sup>2</sup>
<b>Lot size :</b>	524 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 580.000 €

Istria, Poreč surroundings

An authentic Istrian stone beauty with a swimming pool and a spacious garden offering complete privacy is for sale.

The house is situated on a plot of 524 m<sup>2</sup> and is spread over three floors, with a total net living area of 137.58 m<sup>2</sup>.

The ground floor features a spacious living room connected to the kitchen and dining area, as well as a guest toilet.

An internal staircase decorated with authentic Istrian stone and glass walls leads to the first floor, where there is a bedroom and a bathroom, while the second floor hosts another spacious bedroom with its own bathroom.

The bedroom on the second floor offers a panoramic sea view, further enhancing the exclusivity of this property.

The house is equipped with electric underfloor heating, providing additional comfort during the winter months, and all rooms are fitted with air-conditioning units. The interior features high-quality ceramic tiles and carefully selected high-quality furniture, creating a perfect balance between aesthetics, functionality, and durability.

In front of the entrance there is a covered terrace, while another covered terrace is located behind the house, ideal for relaxation and social gatherings. The landscaped garden is complemented by a swimming pool with a sunbathing area, creating a perfect environment for year-round enjoyment. The outdoor area is additionally equipped with an automatic irrigation system, ensuring easy maintenance of green areas. The property



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also includes two parking spaces.

The house has been fully renovated using high-quality materials, with special attention paid to preserving the authentic Istrian rustic charm, seamlessly combined with modern design and contemporary comfort.

Thanks to its location, layout, and amenities, this property represents an ideal dream home as well as an excellent investment for tourist rental.