



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02254
<b>Location :</b>	Poreč
<b>Building size :</b>	300 m <sup>2</sup>
<b>Lot size :</b>	1140 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	13000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 1.290.000 €

Istria, Poreč area

In a peaceful and well-maintained Istrian village near Poreč, this representative luxury villa with a swimming pool is located, designed for top-level comfort, privacy, and a relaxed Mediterranean lifestyle.

The villa extends over two floors and is set on a spacious plot of 1,140 m<sup>2</sup>, featuring a carefully landscaped exterior that emphasizes elegance and harmony with the natural surroundings.

The ground floor comprises an entrance hall, a technical room with boiler and laundry, a guest toilet, a master bedroom with a private bathroom and walk-in wardrobe, as well as a spacious open-plan living area combining a living room with fireplace, kitchen, and dining area. From the living area, there is access to two covered terraces leading to the landscaped garden with a lounge area, sun deck, and swimming pool—ideal for outdoor living.

The upper floor features three comfortable bedrooms, each with its own bathroom and access to a terrace. An additional room is planned for a sauna or another facility according to the future owner's wishes, enhancing both flexibility and luxury.

The villa's southwest orientation ensures plenty of natural light throughout the day and offers open views of the surrounding greenery and the sea.



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Large glass walls and terraces seamlessly connect indoor and outdoor spaces.

The exterior includes lush lawns with automatic irrigation, Mediterranean plants, a landscaped access road, and motorized entrance gates. The swimming pool is equipped with a water-heating system, a spacious sunbathing area, and an outdoor shower, while ambient LED lighting enhances the elegance of the exterior and allows for enjoyable evenings by the pool.

The villa was designed and built to high construction standards and long-term energy efficiency, featuring 10 cm thermal façade insulation. The modern architectural appearance is further enhanced by anthracite-colored pergolas on the upper floor.

Interiors and bathrooms are fitted with Hansgrohe sanitary fittings, complemented by high-quality toilets and washbasins, as well as premium ceramic tiles in bathrooms and utility areas. The living spaces are finished with three-layer oak parquet flooring, providing warmth and refined elegance.

Year-round comfort is ensured by underfloor heating connected to a Viessmann heat pump, while Mitsubishi air-conditioning units provide cooling. The villa features anthracite aluminum joinery with triple glazing, combined with external blinds and shutters, ensuring excellent energy efficiency and privacy.

Special attention has been paid to security and functionality: the property offers private fenced parking, an alarm system, and high-resolution video surveillance. The entire plot is equipped with automatic irrigation, and the villa is prepared for solar panels, a water softening system (depurator), and a heat pump for pool heating.

A special highlight is the outdoor kitchen with storage and a guest toilet, perfect for summer dinners at sunset, social gatherings, and enjoying the Mediterranean lifestyle.

The property represents an excellent opportunity for luxury family living as well as a secure investment with strong potential for tourist rental.