



PARENTIUM PREMIUM
Real Estate

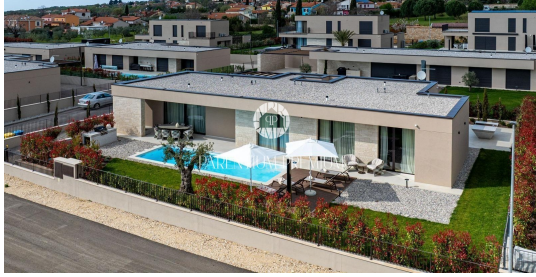
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02261
Location :	Poreč
Building size :	234 m ²
Lot size :	783 m ²
Distance from center :	1000 m
Distance from sea :	6500 m
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 1.625.000 €

Istria, surroundings of Poreč

In a peaceful and discreet environment, on an elevated position with an open panoramic sea view, this exceptional modern villa represents a perfect blend of contemporary architecture, top-quality equipment, and complete comfort.

The villa is built on a plot of 783 m², while its fully furnished interior living space amounts to 234 m².

The property consists of an entrance hall, guest toilet, and an open-plan living area combining the kitchen, dining area, and living room, with direct access to a covered terrace, summer kitchen, and sunbathing area with swimming pool. Four spacious bedrooms with en-suite bathrooms provide full privacy, complemented by a laundry room with a technical area.

The sleeping areas are equipped with premium Dorelan MILLENAIRE R2 mattresses and Samsung 65" televisions, while carefully selected designer furniture creates a luxurious yet comfortable atmosphere.

The interior is further enhanced by 280 cm high ceilings and WICONA aluminum joinery with floor-to-ceiling windows and doors, ensuring abundant natural light, airiness, and unobstructed views. A double curtain system - sheer curtains combined with blackout curtains - allows full privacy and light control in all rooms.

The living room features a Samsung 75" television, while the kitchen is



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equipped with high-quality Whirlpool appliances, combining functionality and modern design. The interior is finished with Lea Ceramiche ceramics, Catalano sanitary ware, Lestur interior doors with concealed aluminum frames, and lighting systems by renowned brands Flos and AY ILLUMINATE. Furniture by prestigious manufacturers Alf Da Frè, Bonaldo, Doimo Salotti, and Désirée ensures a high standard of aesthetics and quality.

Special attention has been paid to technology, energy efficiency, and comfort. The villa is equipped with a Loxone Smart Home system, Samsung WindFree air-conditioning units, underfloor heating, and a heat pump.

The STO façade system ensures excellent thermal insulation and long-term durability, while optical internet, video surveillance, alarm system, and intercom are standard features. Additionally, a Loxone electric vehicle charging station has been installed, making the property fully adapted to modern living.

The outdoor area is designed as a private oasis for relaxation and socializing. A heated 38 m² swimming pool with an inverter pump allows year-round use, while the outdoor kitchen with lounge area is furnished with elegant Varaschin outdoor furniture.

The landscaped garden also features a table tennis area, automatic irrigation system, and robotic lawn mower. Preparations have been made for an outdoor sauna and solar panels. The courtyard offers a minimum of three parking spaces.

This villa represents a rare opportunity on the market for buyers seeking a luxurious, technologically advanced, and fully equipped property in Istria, ideal both for exclusive private living and as a secure high-value investment.

The price includes VAT, as the seller is a legal entity.