



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 02285              |
| <b>Location :</b>                 | Poreč              |
| <b>Building size :</b>            | 180 m <sup>2</sup> |
| <b>Lot size :</b>                 | 0 m <sup>2</sup>   |
| <b>Distance from center :</b>     | 6500 m             |
| <b>Distance from sea :</b>        | 5000 m             |
| <b>Number of floors :</b>         | 3                  |
| <b>Number of rooms :</b>          | 4                  |
| <b>Number of bedrooms :</b>       | 3                  |
| <b>Number of bathrooms :</b>      | 3                  |
| <b>Seaview :</b>                  | Yes                |
| <b>Parking :</b>                  | Yes                |
| <b>Basement :</b>                 | Yes                |
| <b>Air conditioning heating :</b> | Yes                |
| <b>Year of construction :</b>     | n/a                |
| <b>Energy efficiency :</b>        | Not specified      |

**Price :** 310.000 €

Istria, Poreč area

In a peaceful location near Poreč and close to the sea, a fully renovated and modernly furnished Istrian stone terraced house (middle unit) with a total living area of 180 m<sup>2</sup> is for sale. The house was thoroughly renovated in 2025, preserving authentic stone details while incorporating modern features that ensure a high level of comfort.

The property extends over three floors. The ground floor comprises an entrance hall, storage room, bathroom and living area. The first floor offers two bedrooms, each with its own en-suite bathroom. On the second floor there is a spacious living room with high ceilings and an additional gallery with extra beds, ideal for children or guests. From the living area there is access to a large 30 m<sup>2</sup> terrace with a beautiful sea view, offering unforgettable sunsets – a perfect place to relax and enjoy warm Mediterranean evenings.

The house is fully equipped with quality furniture, a fully fitted kitchen with all appliances, air conditioning units on all floors, a ventilation heat recovery system, electric water heaters, a washing machine and carefully selected lighting in line with the Istrian style. Two private parking spaces are included.

Thanks to its peaceful location, sea view and romantic sunsets, this property is ideal for permanent living or tourist rental and represents an excellent investment opportunity in the Poreč area.