



PARENTIUM PREMIUM  
*Real Estate*

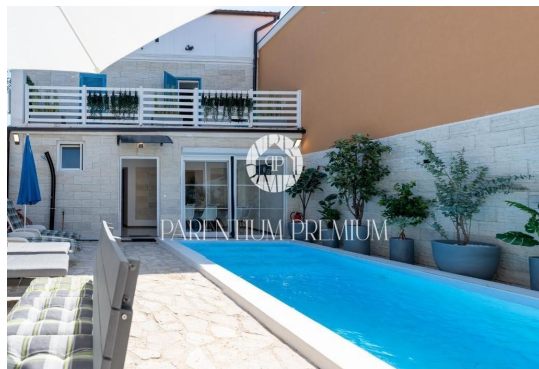
**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02286
<b>Location :</b>	Poreč
<b>Building size :</b>	140 m <sup>2</sup>
<b>Lot size :</b>	70 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</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 :** 365.000 €

Istria, Poreč area

A fully renovated and furnished traditional Istrian stone terraced house is for sale, situated in a beautiful and pleasant location just a few minutes' drive from the centre of Poreč and the sea.

With a total living area of 140 m<sup>2</sup> spread over three floors, this property represents a harmonious blend of authentic Istrian architecture and modern comfort. On the ground floor, the living room, kitchen and dining area are functionally separated yet visually connected, maintaining a sense of openness and flow. Stone walls and carefully selected details create a warm and elegant atmosphere. From the dining area, large glass walls lead to a terrace and an intimate courtyard of approx. 70 m<sup>2</sup> with a private 18 m<sup>2</sup> swimming pool (electrolysis system) and sunbathing area, enclosed by a stone wall and greenery ensuring full privacy.

Wooden internal stairs lead to the first floor, where there are two comfortable bedrooms with access to a spacious terrace of approx. 18 m<sup>2</sup> overlooking the pool, as well as a modern bathroom. The second floor features a generous 40 m<sup>2</sup> space with two double beds, ideal as a master bedroom, guest area, family gathering space or relaxation zone.

The house has been completely renovated while preserving stone details and wooden beams. It features PVC joinery with mosquito screens and shutters, air conditioning in all rooms, 50 cm thick walls combined with a quality façade providing excellent insulation, designer epoxy flooring on the ground floor and parquet flooring on the upper floors, as well as two modernly equipped bathrooms. Thanks to the electrolysis system, the pool can be used throughout the year.

This property is an excellent opportunity for private use as well as a secure



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investment for tourist rental, given its sought-after location near Poreč and the sea.