



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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| | |
|-----------------------------------|---------------|
| Code : | 02325 |
| Location : | Poreč |
| Building size : | 260 m2 |
| Lot size : | 1082 m2 |
| Distance from center : | 2500 m |
| Distance from sea : | 15000 m |
| Number of floors : | 2 |
| 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 |
| Air conditioning heating : | Yes |
| Central heating : | Yes |
| Year of construction : | 2008 |
| Energy efficiency : | Not specified |

Price : 570.000 €

Istria, Poreč area

A Mediterranean stone villa with a spacious garden and swimming pool is for sale, located in a small and peaceful village near Poreč.

The house has a total living area of 260 m² and extends over two floors, situated on a plot of 1082 m². The ground floor consists of a guest toilet, two bedrooms each with its own bathroom, a spacious living room with dining area and fireplace, as well as a separate kitchen.

An internal staircase leads to the first floor where there are two additional bedrooms, each with its own bathroom and private terraces offering panoramic sea views.

From the ground floor there is access to a covered terrace and beautifully landscaped garden with a swimming pool, ideal for relaxation, gatherings, and enjoying warm summer days. The property is surrounded by greenery and a hedge that provides privacy, while Mediterranean plants and olive trees further enhance the authentic Mediterranean atmosphere. Three parking spaces are available within the courtyard.

The villa was built in an authentic Mediterranean style with stone details, terracotta tiles, and interior furnishings in harmony with the traditional Istrian ambience. Heating and cooling are provided through central heating, air conditioning units, and a fireplace in the living room. The property is sold fully furnished and equipped.



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The sea and Poreč are only a few minutes' drive away, approximately 15 km.

The property is successfully rented for tourism and has an established rental business, but it is equally suitable as a private residence for year-round living.