



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02331
Location :	Poreč
Building size :	170 m ²
Lot size :	540 m ²
Distance from center :	300 m
Distance from sea :	3000 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	A

Price : 750.000 €

Modern villa with pool in the center of a charming Istrian town – near Poreč

A modern detached villa with contemporary design is for sale in the center of a peaceful Istrian town near Poreč. This attractive property is an excellent choice for buyers looking for a luxury house with a pool in Istria, close to the sea and the town of Poreč.

The villa is sold fully furnished and equipped, exactly as shown in the photos, making it ideal for family living, holidays, or tourist rental investment.

The total area of the house, including terraces and pool, is 170 m², while the land size is 540 m². The property consists of a ground floor and first floor.

The ground floor includes an entrance hall, spacious open-space living room with kitchen and dining area, guest toilet, technical room, and wine cellar. The living area has access to a covered terrace of 32.75 m².

Upstairs there are three bedrooms and two modern bathrooms. The master bedroom has its own bathroom and access to a covered terrace.

The landscaped garden includes a swimming pool, Mediterranean plants, lawn, and private parking.

The villa is equipped with anthracite PVC joinery, mosquito nets, electric shutters, alarm system, and video surveillance. Heating and cooling are provided by air conditioning units and a heat pump.

A special advantage of this property is its excellent location near Poreč and



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the sea, with shops, restaurants, cafés, school, post office, and other amenities within walking distance.

Price: EUR 750,000 (VAT included)