



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02335
Location :	Poreč
Building size :	210 m ²
Lot size :	1072 m ²
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 :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2008
Energy efficiency :	Not specified

Price : 570.000 €

Istria, Poreč surroundings

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

The house has a total living area of 210 m² and extends over two floors, situated on a plot of 1072 m².

The ground floor features an entrance hall, three bedrooms, one of which has its own en-suite bathroom, while the other two bedrooms share one bathroom, a guest toilet, and a spacious kitchen with dining area and living room with fireplace.

An internal staircase leads to the first floor where there is one additional bedroom with its own en-suite bathroom.

From the ground floor there is access to a landscaped terrace with pergola and a garden with swimming pool, ideal for relaxation, gatherings, and enjoying warm summer days. The property is surrounded by greenery and a hedge that ensures privacy, while Mediterranean plants and olive trees further enhance the authentic atmosphere. The garden also features a barbecue fireplace, and two parking spaces are secured within the yard.

The villa was built in an authentic Mediterranean style with stone details, terracotta tiles, and an interior with furniture carefully matched to the traditional Istrian ambiance. Heating and cooling are provided through



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central heating, electric underfloor heating, air conditioning units, and a fireplace in the living room. The property is sold fully furnished and equipped.

The sea and Poreč are only a few minutes away by car, approximately 15 km.

The property has a well-established tourist rental business and is successfully rented out, but it is equally suitable for peaceful family living or year-round residence.