



PARENTIUM PREMIUM  
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)

web: [www.parentium-realestate.com](http://www.parentium-realestate.com)

info: +385 99 21 46 917 | +385 98 99 46 041



<b>Code :</b>	02337
<b>Location :</b>	Poreč
<b>Building size :</b>	257 m <sup>2</sup>
<b>Lot size :</b>	1735 m <sup>2</sup>
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	Not specified

**Price :** 730.000 €

Istria, surroundings of Poreč

For sale is a Mediterranean stone villa with a spacious courtyard and swimming pool, located in a small and peaceful village in the surroundings of Poreč.

The house has a total area of 257 m<sup>2</sup>, spreads over two floors and is situated on a plot of 1,735 m<sup>2</sup>.

The ground floor consists of an entrance area, one bedroom with its own bathroom, a guest toilet, 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 three bedrooms. One bedroom has its own bathroom, while the floor also includes another separate bathroom and an additional toilet. Each bedroom has its own small terrace with sea views.

From the ground floor there is access to a landscaped garden with a swimming pool and terrace, ideal for relaxation, gatherings and refreshment during warm summer days. The plot is surrounded by greenery and a hedge that ensures privacy, while Mediterranean plants and olive trees further enhance the authentic atmosphere. There is also an outdoor fireplace for grilling in the garden, and parking spaces are provided within the courtyard.



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**

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

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

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