



PARENTIUM PREMIUM
Real Estate

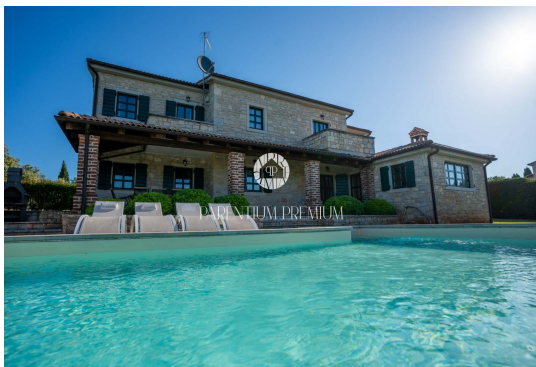
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

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



Code :	02338
Location :	Poreč
Building size :	269 m ²
Lot size :	1553 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 :	4
Number of toilets :	1
Seaview :	Yes
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 : 730.000 €

Istria, Poreč surroundings

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

The house has a total living area of 269 m² and extends over two floors, situated on a plot of as much as 1553 m², providing future owners with a high level of privacy, peace, and comfort.

The ground floor features an entrance hall, a guest toilet, one bedroom with its own en-suite bathroom, a separate kitchen with dining area, and a spacious separate living room with fireplace that creates a warm and cozy atmosphere throughout the year.

An internal staircase leads to the first floor where there are three bedrooms, each with its own en-suite bathroom, while two bedrooms have access to private terraces with panoramic sea views.

Special emphasis of this property is placed on the spacious and carefully landscaped garden that offers complete privacy and a true Mediterranean atmosphere. The outdoor area is enriched with greenery, Mediterranean plants, and olive trees, while the central part features a swimming pool with sun deck, ideal for relaxation and enjoyment during warm summer days. The spacious terrace and outdoor area are perfect for gatherings, family moments, and spending time outdoors.



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

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 family living or year-round residence.