



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02340
Location :	Poreč
Building size :	256 m2
Lot size :	1227 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 :	2
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 an Istrian villa with swimming pool and spacious landscaped garden, located in a peaceful village near Poreč.

The house has a total living area of 256 m² and extends over two floors, situated on a plot of 1227 m², providing future owners with a high level of privacy, peace, and comfort.

The ground floor features an entrance hall, a guest toilet, two bedrooms with en-suite bathrooms, a 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 two bedrooms, each with its own en-suite bathroom and access to a shared terrace 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. A sea view can already be enjoyed from the garden itself, which further enhances the attractiveness of the property. The spacious terrace and



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outdoor area are perfect for gatherings, family moments, and spending time outdoors.

The villa was built in a 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 peaceful family living or year-round residence.