



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02383
Location :	Poreč
Building size :	136 m ²
Lot size :	335 m ²
Distance from center :	6000 m
Distance from sea :	6000 m
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	3
Seaview :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2022
Energy efficiency :	A+

Price : 450.000 €

Located in a peaceful, green surroundings just a few minutes' drive from Poreč and its beautiful beaches, this charming family home offers the perfect balance of privacy, comfort, and proximity to all essential amenities.

Thanks to its southern orientation, the house enjoys abundant natural light throughout the day, while the open views of greenery and the tranquil environment create a relaxing atmosphere all year round.

The property offers 136 m² of living space and is positioned at the end of a row, ensuring additional privacy and more outdoor space. A landscaped garden and private parking further enhance the quality of living.

Ground Floor

The entrance hall leads to a spacious open-plan living area combining the living room, kitchen, and dining area. Large glass doors connect the interior with the covered terrace and garden, creating an ideal space for outdoor living and entertaining.

A bathroom is also located on this floor.

First Floor

The first floor features three comfortable bedrooms and a bathroom. One of the bedrooms has access to its own private terrace, perfect for enjoying a morning coffee or relaxing in the evening.

The peaceful surroundings and views of nature further emphasize privacy and comfort.

Attic



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The fully finished attic adds significant value to the property and has been arranged as a separate apartment featuring a bedroom, a spacious bathroom, and a terrace with sea views.

Features and Equipment

Underfloor heating in the bathrooms

Five air-conditioning units

Preparation for a jacuzzi in the garden

Private parking

Landscaped garden

Sold mostly furnished

Whether you are looking for a permanent residence, a holiday home, or an investment property with excellent rental potential, this house represents an outstanding opportunity in a sought-after location near Poreč.

For more information or to arrange a viewing, please feel free to contact us.