



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02384
<b>Location :</b>	Poreč
<b>Building size :</b>	244 m <sup>2</sup>
<b>Lot size :</b>	630 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 1.250.000 €

In the vicinity of Poreč, a modern luxury semi-detached villa with a swimming pool and sea view is for sale, situated on a landscaped plot of 630 m<sup>2</sup>.

This elegant property offers 244 m<sup>2</sup> of net living space and has been designed with a focus on functionality, comfort, and contemporary living.

The ground floor features a spacious open-plan layout combining the kitchen, dining area, and a bright living room filled with natural light. Large glass walls connect the interior with the covered terrace, creating the perfect space to relax throughout the day. This level also includes one bedroom, a bathroom, a guest toilet, a storage room, and a garage.

The upper floor comprises three spacious bedrooms, each with its own en-suite bathroom and access to a terrace offering a beautiful sea view.

The landscaped garden provides complete privacy and plenty of space for relaxation and entertaining. At its centre is a 42 m<sup>2</sup> private swimming pool with a sun deck, while a covered summer kitchen with an outdoor fireplace makes the outdoor area ideal for enjoying warm Mediterranean evenings. The entire property is fully fenced and surrounded by Mediterranean greenery.

The villa is equipped with a heat pump, underfloor heating with individual



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room controls, and air conditioning for cooling, ensuring maximum comfort throughout the year.

The property is currently under construction. The advertised price refers to the fully completed villa with landscaped garden and a fully furnished interior featuring high-quality furniture.

Whether you are looking for a luxurious family home or an exclusive holiday retreat, this villa represents an excellent opportunity in one of the most desirable locations near Poreč.

The property is subject to VAT.

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