



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02389
<b>Location :</b>	Poreč
<b>Building size :</b>	140 m <sup>2</sup>
<b>Lot size :</b>	511 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	5000 m
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<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>Year of construction :</b>	2021
<b>Energy efficiency :</b>	A+

**Price :** 668.000 €

Located in a quiet residential area just a few minutes' drive from the centre of Poreč and the sea, this detached villa offers comfortable living and excellent potential as a holiday rental investment.

The villa has a living area of 140 m<sup>2</sup> spread over two floors and has been built with a focus on quality, functionality and year-round comfort.

The ground floor features a spacious open-plan living area that combines the kitchen, dining room and living room, with direct access to a covered terrace and landscaped garden.

The first floor comprises three bedrooms. The master bedroom has its own en-suite bathroom and access to a large covered terrace overlooking the garden and swimming pool, while the other two bedrooms share a spacious bathroom.

The landscaped garden features a 21 m<sup>2</sup> swimming pool with a jacuzzi and sunbathing area. Next to the pool there is a fully equipped summer kitchen with a covered outdoor dining and lounge area.

Behind the house there is a separate utility room with a boiler room and laundry area. The entire property is fully fenced, landscaped with an automatic irrigation system and offers parking space for several vehicles.

The villa is equipped with underfloor heating and air conditioning, ensuring comfortable living throughout the year.

The property is sold fully furnished and equipped, ready to move in without any additional investment.



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The house has a valid occupancy permit, and the swimming pool is fully legalized, ensuring complete and orderly documentation.

Thanks to its peaceful location, proximity to Poreč and the sea, and quality equipment, this property is an excellent choice for family living, a holiday home or a tourist rental investment.