



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 01122              |
| <b>Location :</b>                 | Poreč              |
| <b>Building size :</b>            | 220 m <sup>2</sup> |
| <b>Lot size :</b>                 | 501 m <sup>2</sup> |
| <b>Distance from center :</b>     | 3000 m             |
| <b>Distance from sea :</b>        | 3000 m             |
| <b>Number of floors :</b>         | 3                  |
| <b>Number of rooms :</b>          | 5                  |
| <b>Number of bedrooms :</b>       | 4                  |
| <b>Number of bathrooms :</b>      | 4                  |
| <b>Seaview :</b>                  | Yes                |
| <b>Swimming pool :</b>            | Yes                |
| <b>Parking :</b>                  | Yes                |
| <b>Basement :</b>                 | Yes                |
| <b>Electric heating :</b>         | Yes                |
| <b>Underfloor heating :</b>       | Yes                |
| <b>Air conditioning heating :</b> | Yes                |
| <b>Fan coil heating :</b>         | Yes                |
| <b>Year of construction :</b>     | 2026               |
| <b>Energy efficiency :</b>        | A+                 |

Price : 825.000 €

Istria, Poreč

For sale is a modern villa located in a quiet area, just 3 km from the center of Poreč, with a total gross area of 325 m<sup>2</sup> and net living space of 220 m<sup>2</sup>, situated on a 501 m<sup>2</sup> plot.

The ground floor consists of an entrance hall, technical room, storage room, one bedroom, a bathroom, and a spacious open-plan living area with kitchen and dining room. The living area opens onto a covered terrace, sun deck, and swimming pool, creating an ideal space for outdoor living and relaxation.

On the first floor, there are three bedrooms, each with its own bathroom, as well as a shared covered terrace.

The second floor features an additional bathroom and a multifunctional room that can be used as a kitchen, wellness area, or sauna, along with a large uncovered terrace of 78 m<sup>2</sup> offering a sea view.

The villa will be equipped with underfloor heating and air conditioning throughout, powered either by a heat pump or electric system, according to agreement with the buyer. The property includes 10 cm thermal insulation (EPS), aluminum and PVC joinery with shutters, heated towel rails in the bathrooms, and pre-installed first-phase wiring for a sauna.



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This property represents an excellent opportunity to purchase a luxury family home or a highly attractive investment for tourist rental.