



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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GROUND FLOOR

Ground Floor - Overview	
1. Entrance Hall	10.00 m ²
2. Kitchen - Dining	20.00 m ²
3. Living Room	20.00 m ²
4. Bed	10.00 m ²
5. Bathroom 1 - Suite 1	10.00 m ²
6. Bathroom 1 - Hygiene 1	4.00 m ²
7. Bathroom - Suite 2	10.00 m ²
8. Living & Dining room - Pergola and Greenhouse	40.00 m ²
TOTAL	100.00 m²

1a. Pergola - complete	20.00 m ²
1b. Terrace - Terrace	20.00 m ²
2. Greenhouse - Greenhouse	20.00 m ²
Greenhouse - pool 10.00	10.00 m²
TOTAL	100.00 m²

Code :	01236
Location :	Poreč
Building size :	330 m ²
Lot size :	1000 m ²
Distance from center :	9000 m
Distance from sea :	9000 m
Number of floors :	2
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Price : 1.250.000 €

Istria, Poreč area

In the vicinity of the city of Poreč is located this imposing luxury villa with a total area of

330m² with rich contents and a beautiful panoramic view.

The villa is divided into 3 floors.

In the basement there is an equipped fitness room and a sauna with a shower, as well as a garage for a car if needed.

The ground floor is divided into an open living area where there is a kitchen, dining room and living room with lots of sunlight that penetrates through the glass wall that runs along the entire living area and connects it to the terrace which is partially covered. On this floor there is another bedroom, a bathroom and a guest toilet.

On the first floor, we have as many as 4 bedrooms, 2 of which have their own bathrooms, and the master bedroom has access to its own terrace. The other rooms can use a shared bathroom and a large roof terrace covered with a modern pergola, which truly offers a phenomenal panoramic



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view of the landscape and the sea.

In the yard there is a swimming pool, Jacuzzi and a covered summer kitchen for socializing and dining.

Electric underfloor heating will be installed throughout the house along with air conditioners for summer cooling.

The completion of the construction of this villa is expected at the beginning of 2024.

The luxury and comfort offered by this villa with truly rich contents and a breathtaking view are a rare opportunity on the market.