



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	01868
Location :	Poreč
Building size :	160 m ²
Lot size :	985 m ²
Distance from center :	9000 m
Distance from sea :	8000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 665.000 €

Istria, Poreč – surroundings

In a quiet and attractive location near the town of Poreč, this authentic Istrian stone villa of 160 m² is situated, offering a beautiful panoramic view of the sea and surrounding nature.

The villa is spread over two floors and has been designed with a focus on comfort, functionality, and enjoying the Mediterranean lifestyle.

The ground floor features a spacious open-plan living room with kitchen and dining area, with direct access to a covered terrace offering a stunning panoramic sea view. Next to the terrace, there is a swimming pool with a sunbathing area – perfect for relaxing during warm days. This level also includes a bedroom with an en-suite bathroom, a guest toilet, and a practical laundry/technical room.

Upstairs, there are two comfortable bedrooms, each with its own bathroom, one of which has access to a private balcony with a beautiful view.

Heating and cooling are provided by a heat pump with underfloor heating throughout the house, along with air conditioning units in all rooms. The first phase of solar water heating installation has also been completed.

The spacious garden is fully fenced, ensuring privacy and security, and includes an electric entrance gate as well as paved parking for multiple



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vehicles.

Completion of construction is planned for May 2026.

This Istrian villa combines traditional architecture with modern solutions and offers ideal conditions for holidays, year-round living, or as an investment for tourist rental – a true Mediterranean villa for relaxation and enjoyment.