



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 : 649.000 €

Istria, Poreč – surroundings

In a quiet and attractive area near Poreč, in a beautiful and sunny location, this authentic Istrian stone villa of 160 m² is nestled, enchanting with its panoramic views of the sea and nature.

The house spans two levels and is designed with an emphasis on comfort, functionality, and maximum enjoyment of the Mediterranean ambiance.

On the ground floor, there is a spacious open-concept living room with a kitchen and dining area, which leads out to a covered terrace with a stunning panoramic view of the sea. Adjacent to the terrace is a pool with a sunbathing area – an ideal spot for relaxation and enjoyment during warm days. This level also features a bedroom with an en-suite bathroom, a guest toilet, and a practical laundry/technical room.

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

Heating and cooling are provided by a heat pump that enables underfloor heating throughout the house, while air conditioning units are installed in all rooms. The first phase of installation for solar water heating has also been implemented.

The spacious yard is fully fenced, providing privacy and security, and the



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additional value is added by an electric entrance gate and paved parking with enough space for multiple vehicles.

This Istrian villa represents a perfect blend of traditional architecture and modern solutions, providing ideal conditions for vacationing, year-round living, or investment in tourist rentals – a true Mediterranean villa for enjoyment and relaxation.