



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02009
Location :	Poreč
Building size :	198 m ²
Lot size :	950 m ²
Distance from center :	0 m
Distance from sea :	0 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 570.000 €

Istria, Poreč - surroundings,

modern villa with pool surrounded by forest

A modern villa for sale in the vicinity of Tinjan, located in a quiet location in nature, ideal for those looking for luxury in a peaceful environment.

The villa has a total gross area of

240 m². The net area of

195 m² with terraces and 146 m² of the net area of

the interior is spread over a plot of 950 m².

On the ground floor there is a covered entrance, a corridor, a guest toilet, a laundry room, a spacious kitchen with an open space dining room that leads to a covered terrace of 28 m². On the terrace there is a summer kitchen with a fireplace, ideal for relaxing in the summer months... Upstairs there are 3 spacious bedrooms, each with its own bathroom. Two rooms have access to a large terrace of 33 m², which is intended for wellness, jacuzzi and sunbathing area.

The villa is equipped with: floor heating, four air conditioners, three-layer carpentry with mosquito nets and electric blinds.

In the yard there is a swimming pool of 36 m² (9 x 4 m), with massage jets, a



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sunbathing area. The plot is surrounded by a concrete wall and horticulture with automatic irrigation. There is also paved parking for four cars with electric portun.

The planned completion of the works is summer 2025.

This property offers a perfect combination of modern luxury in a peaceful natural environment, and with the proximity of all the necessary facilities for life, it is ideal for tourist purposes as well as for family vacations for nature lovers.