



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02009
Location :	Poreč
Building size :	240 m ²
Lot size :	950 m ²
Distance from center :	15000 m
Distance from sea :	15000 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 595.000 €

Istria, Poreč - surroundings, Only with us this beautiful and high-quality house

modern villa with a pool surrounded by forest

A modern villa is for sale in the vicinity of Tinjan, located in a quiet natural setting, ideal for those seeking luxury in a peaceful environment.

The villa has a total gross area of 240 m². Net area of 195 m² with terraces and 146 m² net internal space, and it is situated on a plot of 950 m².

On the ground floor, there is a covered entrance, hallway, guest toilet, laundry room, utility room, and a spacious open space kitchen with a dining area that leads to a covered terrace of 28 m². The terrace features a summer kitchen with a fireplace, perfect for enjoying the summer months... On the first floor, 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.

The villa is equipped with: underfloor heating (first phase), four air conditioners, triple-glazed windows with insect screens, and electric blinds. In the yard, there is a 36 m² (9 x 4 m) pool with massage jets and a sunbathing area. The plot is enclosed by a concrete wall and landscaping with automatic irrigation. There is also a paved parking area for four cars with an electric gate.

Planned completion of work is summer 2025.

This property offers a perfect blend of modern luxury in a tranquil natural setting, and with proximity to all necessary amenities for living, it is ideal for



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use for tourist purposes as well as for family vacations for nature lovers.