



PARENTIUM PREMIUM
Real Estate

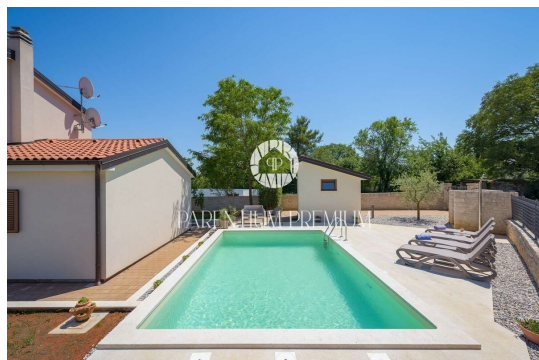
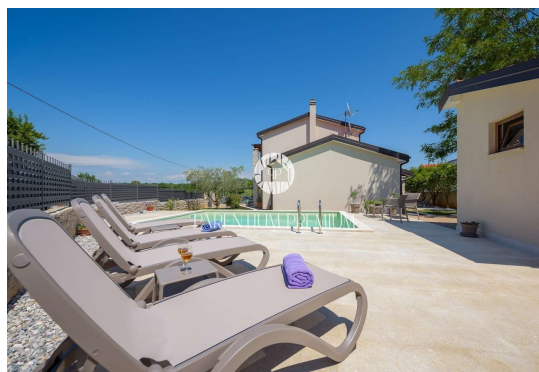
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02146
Location :	Poreč
Building size :	208 m ²
Lot size :	565 m ²
Distance from center :	5000 m
Distance from sea :	8000 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2013
Energy efficiency :	Not specified

Price : 550.000 €

Istria, Poreč

An elegant detached villa for sale on a 565 m² plot, just a ten-minute drive from the sea and the city center.

The house is built on a 565 m² plot, the living area is 140 m², while the total gross area with the basement and terraces reaches 208 m².

This modernly equipped home combines a quiet private location with top-notch comfort and energy efficiency.

A spacious open-concept living room connected to the kitchen and dining room makes the ground floor perfect for family gatherings, while the first floor features two comfortable bedrooms, a dressing room and a large terrace overlooking the landscaped yard. An additional 20 m² of basement offers flexible space for a hobby, gym or storage.

The house was built with an emphasis on sustainability: underfloor heating with a heat pump, a fan-coil system in all rooms, solar panels and its own solar power plant ensure high energy independence and low utility costs.

The courtyard features a swimming pool with an ecological filtration system, a covered summer kitchen and a fireplace – ideal for relaxing and enjoying warm days.

This property offers the perfect balance of privacy, modern design and



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proximity to city amenities, making it an excellent opportunity for residential or tourist investment.

For additional information or a viewing, we are happy to assist you.