



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02147
Location :	Poreč
Building size :	237.40 m ²
Lot size :	595 m ²
Distance from center :	500 m
Distance from sea :	800 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
Additional building potential :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2015
Energy efficiency :	Not specified

Price : 1.250.000 €

Istria, Poreč surroundings – Designer villa with pool and panoramic sea view

Just 800 meters from the sea and only 6 km from the town of Poreč, in the very center of a picturesque historic village, lies this luxury designer villa that offers complete privacy and peace, far from traffic and noise. The villa stands on a plot of 595 m², with a total gross living area of 237.40 m², spread over the ground floor, first floor and a spacious rooftop terrace with a stunning panoramic view of the sea and the surroundings.

On the ground floor there is an entrance hall, guest toilet, bedroom with walk-in closet and en-suite bathroom, as well as a spacious kitchen with dining area and living room. From the living area there is direct access to a covered terrace and the garden with a pool of 31.16 m² gross surface, ensuring complete privacy.

The first floor offers a hallway, a second bedroom with walk-in closet, private bathroom and balcony, and a luxurious master bedroom with walk-in closet and en-suite bathroom with bathtub. The master bedroom has access to a designer terrace with a panoramic glass floor overlooking the pool. From this terrace, stairs lead directly down to the garden and pool.

The villa also features a spacious rooftop terrace with open views of the sea and surroundings, with pre-installed connections for a jacuzzi. According to the local spatial plan, the rooftop terrace may be converted into an additional floor with new living units or other amenities as desired.



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The villa is equipped with underfloor heating and air conditioning throughout, while the fully fenced garden includes two covered parking spaces.

The location of this villa is ideal for those seeking both luxury and convenience:

more than 6 restaurants within walking distance,

just 5 minutes away a pine park promenade, illuminated at night, perfect for pleasant evening walks,

excellent cycling routes along the coastline, olive groves and vineyards without crossing busy roads,

only a few minutes' drive to two supermarkets and shops offering fresh fruit and vegetables, local wines, seafood and other delicacies.

The proximity to the sea, just 6 km to Poreč, and the fact that the villa is located in a village with all the necessary amenities for everyday life, make this property even more attractive.

This property represents the perfect combination of luxury, comfort and an exceptional location – ideal as a private residence or as an investment for tourist rental.