



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02181
Location :	Poreč
Building size :	154 m2
Lot size :	574 m2
Distance from center :	6000 m
Distance from sea :	6000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 379.000 €

Istria, Poreč

For sale is a modern house in a high roh-bau phase, with a net area of 154 m², situated on a plot of 574 m², in a quiet part of the Poreč surroundings.

The house is spread over two levels - ground floor and first floor. On the ground floor, there is an entrance loggia, a spacious living room, a kitchen and dining area with access to a covered terrace, one bedroom with a walk-in wardrobe and en-suite bathroom, a guest toilet, a laundry room, and a technical room with a separate entrance from the outside.

On the first floor, there is a hallway and two bedrooms, each with its own bathroom - one has a covered terrace, while the other has a balcony, ensuring maximum comfort and privacy.

The yard is completely fenced, and a space for a pool measuring 4 x 8 m with a spacious sunbathing area is provided, ideal for relaxation and enjoyment during the warmer months.

Due to the size of the land, it is possible to have multiple parking spaces. The land has paid connections for electricity and water, utilities.

The house can also be purchased in a 'turnkey' system, with quality materials installed - joinery, floor coverings, underfloor heating with a heat pump, air conditioning in all rooms, landscaped yard, surroundings, and pool, at a price of €612,000.00.

At this stage, it is still possible to discuss details and the future buyer's wishes with the seller.

This property represents a perfect blend of modern design, quality construction, and a peaceful location - ideal for family living as well as an investment in tourist rental.