



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM PREMIUM REAL ESTATE**  
**Vukovarska 19, 52440 Poreč**  
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<b>Code :</b>	02192
<b>Location :</b>	Poreč
<b>Building size :</b>	135 m2
<b>Lot size :</b>	200 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 530.000 €

Istria, Poreč surroundings

For sale is this charming Mediterranean semi-detached house with a swimming pool, located in a peaceful area just 1 km from the sea. The house extends over two floors and exudes warmth, comfort, and authentic Mediterranean charm.

On the ground floor, there is an entrance hall, bedroom, bathroom, storage room, boiler room with laundry area, kitchen with dining area, and a living room with a fireplace that opens onto a covered sun terrace with a barbecue – perfect for gatherings and summer enjoyment.

The first floor features two bedrooms, each with its own bathroom and access to a spacious terrace connected to the garden via external stairs. One of the bedrooms also includes an additional area with a bunk bed that can be converted into a walk-in wardrobe.

In the beautifully landscaped garden with Mediterranean plants, there is a 3.7 m x 8 m swimming pool, as well as a 6 m<sup>2</sup> garden house currently used as storage, originally designed to be a Finnish sauna.

The garden is equipped with an automatic irrigation system and offers complete privacy and tranquility.

The house is equipped with central heating on fuel oil, ensuring comfort throughout the year.

The property includes two private parking spaces within the fenced yard.

The furniture and bathrooms are custom-made, with carefully selected details that add elegance and functionality to the space.



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Thanks to its exceptionally peaceful location and proximity to the sea, this property offers a perfect home solution or an excellent investment opportunity.