



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02249
Location :	Poreč
Building size :	300 m ²
Lot size :	1450 m ²
Distance from center :	1500 m
Distance from sea :	6500 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2022
Energy efficiency :	Not specified

Price : 1.250.000 €

Istria, Poreč Area

Set in a quiet and discreet location surrounded by nature, this exclusive luxury villa with pool and SPA wellness area offers a perfect blend of top-level comfort, privacy, and contemporary design.

The villa features 300 m² of living space and is situated on a beautifully landscaped plot of 1,450 m². Constructed using high-quality materials, special attention was given to superior thermal and sound insulation, premium carpentry, and carefully selected high-end finishes.

The property is arranged over two floors.

The ground floor comprises a spacious open-plan living area with kitchen and dining space, flooded with natural light through large glass walls. The living area opens onto an impressive covered terrace with a summer kitchen and lounge zone, while the outdoor area is completed by a sun deck and a 50 m² swimming pool.

Also on the ground floor are a bedroom with en-suite bathroom, a guest toilet, and a SPA wellness area with sauna, designed for complete relaxation.

The first floor hosts three luxurious bedrooms, each with its own bathroom and access to large terraces that enhance comfort and privacy.

The villa additionally includes a basement level, arranged as a fitness area and additional SPA zone.



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The property is equipped with underfloor heating and air conditioning, while the interior is complemented by top-quality furniture and custom-made carpentry, selected with a strong focus on elegance and durability.

The fenced garden is thoughtfully landscaped with Mediterranean plants, creating a refined and private ambiance.

Thanks to its tranquil setting and high level of privacy, this villa represents an ideal private retreat as well as an excellent investment opportunity for luxury rental purposes.