



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, vicinity of Poreč

In a peaceful and discreet environment, surrounded by nature, this exclusive luxury villa with a pool and SPA wellness is situated, providing a perfect blend of top comfort, privacy, and modern design.

The villa spans 300 m² of living space and is located on a spacious and carefully landscaped plot of 1,450 m². It was built using high-quality materials, emphasizing top thermal and sound insulation, quality carpentry, and carefully selected finishes.

It is distributed over two levels. The ground floor includes a spacious open-space living room with a kitchen and dining area, bathed in natural light thanks to large glass walls connecting the interior with the outdoor space. From the living area, there is an exit to an impressive covered terrace with a summer kitchen and lounge area, while the yard is dominated by a sunbathing area with a pool measuring 50 m².

The ground floor also features a bedroom with an en-suite bathroom, a guest toilet, and a SPA wellness area with a sauna, designed for complete enjoyment and relaxation.

On the first floor, there are three luxurious bedrooms, each with its own bathroom and access to spacious terraces that further enhance the feeling of privacy and comfort.

The villa also has a basement area, which is arranged as a fitness zone and



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additional SPA space.

The property is equipped with underfloor heating and air conditioning, and the interior is adorned with top-quality furniture and carpentry, selected with special attention to aesthetics and durability.

The enclosed yard is landscaped and enriched with Mediterranean plants, creating an intimate and elegant atmosphere.

Thanks to its peaceful location and high level of privacy, this villa represents an ideal oasis for escape from the bustling everyday life, as well as an exceptional opportunity for investment in luxury tourist rentals.