



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02255
Location :	Poreč
Building size :	220 m2
Lot size :	3166 m2
Distance from center :	5500 m
Distance from sea :	4500 m
Number of rooms :	7
Number of bedrooms :	6
Number of bathrooms :	3
Parking :	Yes
Basement :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 595.000 €

Istria, Poreč area

For sale is a family house with a large building plot, located in a peaceful residential area near Poreč, just 4 km from the town center and the sea. The location offers an ideal balance of privacy and proximity to all essential amenities such as shops, restaurants, cafés, and a school.

The house is situated on a spacious plot of approx. 3,300 m², which is entirely within the building zone, providing exceptional potential for further development or additional construction. The landscaped garden features 24 olive trees, enhancing the authentic Mediterranean atmosphere.

The total living area of the house is approx. 220 m², spread over two floors – ground floor and first floor.

The ground floor has been fully and high-quality renovated and arranged as a modern, functional residential unit. It consists of an entrance hall, two bedrooms, a bathroom, a separate guest toilet, a living room with fireplace, a kitchen, and a glazed covered terrace with direct access to the garden. The ground floor is equipped with electric underfloor heating, new Samsung Wind-Free air-conditioning units, a modern kitchen with built-in appliances, a designer bathroom with Ideal Standard sanitary ware, high-quality CLAP! 3D vinyl flooring, exclusive ceramic tiles, and additional storage rooms.

The upper floor is accessed via external stairs and a terrace and comprises an entrance hall and four bedrooms, two of which have their own bathrooms and a small kitchenette. The floor has a completed layout and functional distribution, while still offering the possibility of customization and additional finishing according to the future owner's wishes.

The property is sold with the renovated ground floor and without furniture, while the price includes the kitchen, air-conditioning units, fireplace, built-in bathroom cabinets, and additional wardrobes. Purchase with full furniture is



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possible by agreement.

Thanks to its location, large plot size, and flexible layout, this property represents an excellent opportunity both for permanent family living and as an investment, whether for tourist rental, parcel division, or further development.