



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02272
Location :	Poreč
Building size :	120 m2
Lot size :	3001 m2
Distance from center :	2000 m
Distance from sea :	9000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Heating by fireplace :	Yes
Fan coil heating :	Yes
Year of construction :	2014
Energy efficiency :	Not specified

Price : 560.000 €

Istria, near Poreč

An exclusive house with its own olive grove is for sale, located in a peaceful and green area near Poreč – perfect for those seeking privacy, spacious land and an authentic Istrian atmosphere combined with modern comfort.

The house offers 120 m² of living space (upper floor and basement) and is situated on an impressive 3,001 m² plot surrounded by olive groves, ensuring complete tranquility. The property was renovated in 2023.

The upper floor consists of an entrance hall, two bedrooms, two bathrooms, a kitchen with dining area and a spacious living room with access to a partially enclosed terrace and an open terrace with sea view.

The basement includes a boiler room, two additional rooms and a bathroom (currently storage and laundry), with the possibility of conversion into a separate apartment or a traditional tavern with wine cellar.

The landscaped Mediterranean garden features a 4 x 8 m swimming pool, jacuzzi, covered outdoor kitchen with fireplace and barbecue, as well as an outdoor toilet, providing extra convenience during summer use. The property is fenced, equipped with an electric gate, offers multiple parking spaces and includes two covered parking spaces.

Buyers are offered a rare opportunity to choose between two attractive options, depending on their preferences and investment plans.



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The first option is a house with a spacious garden of approximately 1,500 m², priced at €520,000, ideal for those seeking privacy, comfort, and a peaceful lifestyle.

The second option includes the entire estate of 3,001 m², which, in addition to the house, features extra land and two legalized auxiliary buildings—perfect for those looking for greater value, more space, and additional potential—priced at €560,000.

This property represents an exceptional blend of privacy, nature, and investment potential. Thanks to an already well-established tourist rental, the future owner can immediately continue renting and generate a stable income, while benefiting from long-term property value growth.