



PARENTIUM PREMIUM
Real Estate

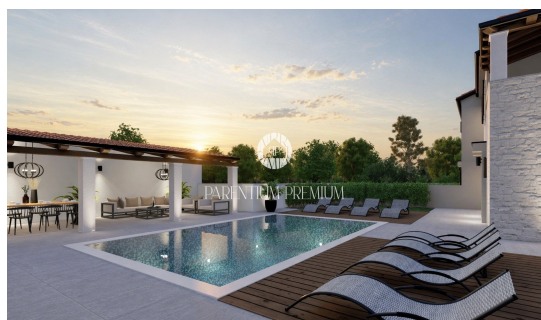
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02322
Location :	Poreč
Building size :	170 m2
Lot size :	350 m2
Distance from center :	5000 m
Distance from sea :	3500 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 595.000 €

Istria, Poreč area

In the immediate vicinity of Poreč, just 3.5 km from the sea and 5 km from the city center, this attractive semi-detached house with a swimming pool is located on the edge of a quiet and pleasant settlement.

The house extends over two floors and has been carefully designed with a focus on functionality and comfort. The ground floor features an entrance hallway, a technical room/laundry room, a spacious bedroom, a bathroom, and an open-plan living area that creates a bright and airy atmosphere. The kitchen with dining area is separate, providing additional privacy and practicality.

On the upper floor, there are two more bedrooms, each with its own bathroom, as well as a large covered terrace, ideal for relaxing and enjoying the peaceful surroundings.

The outdoor area is particularly attractive, offering a swimming pool with a sunbathing area and a covered summer kitchen, perfect for spending time outdoors during the warmer months. The yard is fully enclosed by a wall, ensuring complete privacy, and provides parking space for at least two vehicles.

For added charm and an authentic Istrian touch, part of the facade and the terrace columns are clad in stone, giving the property a distinctive character.

The house is equipped with underfloor heating throughout via a heat pump, and air conditioning units are installed in all rooms, ensuring year-round



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comfort. It is currently in the final stage of construction, allowing the future owner to customize the finishing details according to their preferences.

This is a high-quality property, originally built for the owner's personal use, with great attention paid to every detail in order to ensure maximum comfort and a pleasant living experience.

Thanks to its location and features, this property represents an excellent investment opportunity for tourist rental, as well as an ideal solution for permanent living.