



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02338
Location :	Poreč
Building size :	269 m2
Lot size :	1553 m2
Distance from center :	2500 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2008
Energy efficiency :	Not specified

Price : 750.000 €

Istria, near Poreč

For sale is a Mediterranean stone villa with a swimming pool and a spacious landscaped garden, located in a quiet area near Poreč.

The house has a total area of 269 m² spread over two floors and is situated on a plot of 1553 m², providing future owners with a high level of privacy, tranquility, and comfort.

On the ground floor, there is an entrance hall, a guest toilet, one bedroom with an en-suite bathroom, a separate kitchen with a dining area, and a separate spacious living room with a fireplace that creates a warm and cozy atmosphere all year round.

An internal staircase leads to the first floor where three bedrooms are located, each with an en-suite bathroom, while two rooms have access to private terraces with panoramic sea views.

A special emphasis of this property is placed on the spacious and meticulously arranged courtyard that provides complete privacy and a true Mediterranean vibe. The garden is enriched with greenery, Mediterranean herbs, and olive trees, while the central part features a pool with a sun deck, ideal for relaxation and enjoyment during warm summer days. The spacious terrace and outdoor area are perfect for gatherings, family get-togethers, and outdoor living.



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The villa is built in an authentic Mediterranean style with stone details, terracotta tiles, and an interior that harmonizes with the traditional Istrian ambiance. Heating and cooling are provided through underfloor heating, central heating, air conditioning, and the fireplace in the living room. The property is sold fully furnished and equipped.

The sea and Poreč are only a few minutes' drive away, approximately 15 km.

The property is successfully rented out and has an established tourism business, but it is equally suitable for family life or year-round living.