



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02339
Location :	Poreč
Building size :	199 m2
Lot size :	1217 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
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2008
Energy efficiency :	Not specified

Price : 730.000 €

Istria, near Poreč

For sale is a Mediterranean villa with a pool and a spacious landscaped garden, situated in a quiet location near Poreč.

The house has a total area of 199 m² spread over two levels and is located on a plot of 1217 m², providing future owners with a high level of privacy, peace, and comfort.

On the ground floor, there is an entrance hallway, 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 pleasant atmosphere throughout the year.

An internal staircase leads to the first floor where three bedrooms are located, each with its own 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 carefully landscaped yard which offers complete privacy and a true Mediterranean ambiance. The garden is enriched with greenery, Mediterranean herbs, and olive trees, while the central part features a pool with a sunbathing area, ideal for relaxation and enjoyment during warm summer days. The spacious terrace and outdoor area are perfect for gatherings, family get-togethers,



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and outdoor living, while the yard provides two parking spaces.

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

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

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