



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02340
Location :	Poreč
Building size :	256 m2
Lot size :	1227 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 :	2
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 : 750.000 €

Istria, near Poreč

For sale is an Istrian villa with a pool and a spacious landscaped garden, located in a quiet area near Poreč.

The house has a total area of 256 m² spread over two floors and is situated on a plot of 1227 m², providing future owners with a high level of privacy, tranquility, and comfort.

On the ground floor, there is an entrance hallway, a guest toilet, two bedrooms with en-suite bathrooms, a kitchen with a dining area, and a separate spacious living room with a fireplace that creates a warm and pleasant atmosphere all year round.

An internal staircase leads to the first floor where there are two bedrooms, each with its own bathroom and access to a shared terrace with a panoramic sea view.

A special emphasis of this property is placed on the spacious and carefully landscaped yard that 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 sea view from the yard further adds to the property's attractiveness. The spacious



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terrace and outdoor area are perfect for gatherings, family get-togethers, and outdoor living.

The villa is built in a Mediterranean style with stone details, terracotta tiles, and an interior that harmonizes with the traditional Istrian atmosphere. Heating and cooling are provided through underfloor heating, central 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 tourism business, but it is equally suitable for a peaceful family life or year-round living.