



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
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Code :	02377
Location :	Poreč
Building size :	168 m2
Lot size :	385 m2
Distance from center :	500 m
Distance from sea :	6000 m
Number of rooms :	4
Number of bedrooms :	5
Number of bathrooms :	4
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Fan coil heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Old price : 585.000 €

New price : 550.000 €

Poreč Area | Modern Villa with Pool, Rooftop Terrace and Excellent Rental Potential

Located just a few minutes from Poreč, in a peaceful and well-maintained residential area surrounded by nature, this elegant modern villa offers 168 m² of living space, combining contemporary design, high-quality equipment, and exceptional comfort.

Built in 2023, the property is ideal as a family home, luxury holiday residence, or investment for tourist rentals.

The ground floor features a bright open-plan living area consisting of a spacious living room, dining area, and fully equipped modern kitchen with premium appliances. A separate laundry room adds practicality to everyday living.

The first floor offers three spacious bedrooms, each with its own en-suite bathroom and private terrace access.

On the top floor, there is an additional multifunctional room suitable as an office, playroom, or extra bedroom, along with access to a spacious rooftop terrace overlooking the surrounding greenery and nature.

Comfort is ensured throughout the year thanks to underfloor heating powered by a heat pump and fan-coil units providing efficient heating and cooling in every room.

The landscaped garden includes a swimming pool with a hydraulic cover,



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automatic irrigation system, garden house, outdoor barbecue, and an outdoor sink with hot and cold water. A covered terrace with a remote-controlled bioclimatic pergola creates the perfect outdoor living space.

The villa was successfully rented during previous seasons, offering excellent income potential for future owners.