



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02425
Location :	Poreč
Building size :	152 m2
Lot size :	500 m2
Distance from center :	0 m
Distance from sea :	0 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 849.000 €

Istria, vicinity of Poreč – modern ground floor villa with a pool, furnished and equipped!

In a quiet settlement near Poreč, a modern ground floor villa with a total net living area of 130 m² is for sale. Located in an attractive area close to the sea and all amenities necessary for everyday life, this property offers a combination of contemporary design, top-notch equipment, and complete privacy. With an open view of the sea and nature, it is an ideal choice for family living, a luxury vacation home, or an investment in tourist rental.

The house is organized on a single level, ensuring maximum functionality and comfort of use.

The central part of the villa consists of a spacious living room connected to the dining area and a modern equipped kitchen in an open concept. Large glass walls allow plenty of natural light and lead to a covered terrace and sunbathing area by the pool, creating a harmonious connection between the interior and exterior.

The villa features three spacious bedrooms and two bathrooms, ensuring an additional level of privacy and comfort. Additionally, there is a guest toilet and a technical room that can serve as storage or a maintenance space.

The property's special value lies in the landscaped and fully fenced yard. In its center is a 44 m² pool surrounded by a spacious sunbathing area, while



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parking for at least two cars is provided next to the house. The fenced plot offers peace, security, and complete privacy during your stay.

For a pleasant temperature throughout the year, underfloor heating via a heat pump has been installed in all rooms, while each room has its own air conditioning for efficient cooling during the summer months.

The property is sold fully furnished and equipped, allowing the future owner to move in or start tourist rentals without additional investments.

Main features:

- * 130 m² net living area
- * 3 bedrooms
- * 2 bathrooms + guest toilet
- * Technical room/storage
- * Open concept living room, kitchen, and dining area
- * Pool area of 44 m²
- * Spacious sunbathing area
- * Fully fenced yard
- * Sea and nature views
- * Underfloor heating via heat pump
- * Air conditioning in all rooms
- * Parking spaces for at least 2 vehicles
- * Fully furnished and equipped
- * Quiet location near the sea and all amenities

The western coast of Istria is one of the most sought-after locations in Istria due to its excellent transport connections, developed infrastructure, and proximity to well-maintained beaches, restaurants, and numerous amenities. The combination of a peaceful environment and proximity to the city makes this location ideal for year-round living, vacationing, or tourism activities.

If you are looking for a modern villa with a pool in the vicinity of Poreč, with a sea view and top-quality equipment, this property represents an excellent opportunity for a secure investment and quality living on the western coast of Istria.