



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 :	02431
Location :	Poreč
Building size :	350 m ²
Lot size :	2400 m ²
Distance from center :	2000 m
Distance from sea :	5000 m
Number of floors :	1
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Garage :	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 : 1.350.000 €

Poreč Area – Luxury stone villa with a pool, featuring 5 bedrooms and a beautiful sea view! Furnished and equipped!

In a quiet environment not far from Poreč, there is a luxury stone villa with an area of 360 m² on a spacious plot of 2,400 m². This fully furnished and equipped property combines traditional Istrian architecture with modern design, providing an open view of the sea and nature from almost every room.

The villa spans three levels. The basement includes a tavern and wellness area with a sauna, ideal for relaxation all year round. The ground floor consists of a spacious living room with a fireplace, an open concept kitchen and dining area, two bedrooms with en-suite bathrooms, and a technical room. On the upper floor, there are three more spacious bedrooms, each with its own bathroom and access to a balcony with panoramic views of the sea and surrounding landscape.

For maximum comfort throughout the year, the villa is equipped with underfloor heating via a heat pump and a fan coil heating and cooling system.

Main features

* living area of 350 m²



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- * land area of 2,400 m²
- * fully furnished and equipped
- * 5 spacious bedrooms
- * 5 en-suite bathrooms
- * additional 2 guest toilets
- * wellness area with sauna
- * underfloor heating via heat pump
- * fan coil heating and cooling system
- * high-quality construction and equipment

External features

- * 42 m² pool with heating preparation
- * landscaped garden providing complete privacy
- * outdoor kitchen with guest toilet
- * garage
- * three outdoor parking spaces
- * panoramic views of the sea and nature

Located in a peaceful area near Poreč, this luxury villa is an excellent choice for family living, vacation, or tourist rental. The large garden, top-notch equipment, five bedrooms with en-suite bathrooms, and sea views make this property one of the more attractive luxury villas in the vicinity of Poreč.