



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02432
Location :	Žminj
Building size :	135 m ²
Lot size :	450 m ²
Distance from center :	5500 m
Distance from sea :	25000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	1930
Energy efficiency :	Not specified

Price : 675.000 €

In the heart of central Istria, surrounded by nature and an authentic Mediterranean ambiance, this unique renovated stone villa with a pool seamlessly combines Istrian tradition and modern luxury.

Completely restored in 2019 under the guidance of renowned designers, this property represents a blend of top-notch architecture, natural materials, and carefully crafted design, creating a home that offers a sense of privacy, tranquility, and timeless elegance.

The villa features a total of 135 m² of living space and is situated on a landscaped plot of 298 m², surrounded by traditional stone walls and rich Mediterranean greenery that ensures complete privacy.

The interior exudes warmth from natural stone, wood, and an abundance of natural light. Each room is carefully designed to provide maximum comfort, while authentic architectural details harmoniously merge with modern design solutions.

The villa's standout feature includes three elegantly furnished bedrooms, each with its own lounge area and direct access to the pool. This layout provides an exceptional level of privacy, creating a feel of luxurious boutique accommodation.

The central feature of the yard is a heated pool of 23 m², positioned to enjoy plenty of sunlight throughout the day. Adjacent to the pool are a sunbathing area, a covered terrace, and an outdoor kitchen with a barbecue, creating the perfect space for relaxation and socializing during warm Mediterranean



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days.

The dining area with a view of the landscaped yard seamlessly extends to the outdoor space, while the high stone walls further emphasize the sense of intimacy and exclusivity.

For maximum comfort throughout the year, the villa is equipped with Daikin air conditioning units in all rooms, underfloor electric heating on the ground floor and in the bathrooms upstairs, as well as an elegant fireplace that adds warmth and atmosphere to the space. Below the outdoor staircase, a laundry room and storage are discreetly placed, while the pool technology is conveniently separated and easily accessible.

Main Features

- * Detached renovated stone villa
- * 135 m² of living space
- * 298 m² plot
- * Complete reconstruction in 2019
- * Design by renowned designers
- * 3 bedrooms
- * 3 lounge areas
- * Heated pool of 23 m²
- * Outdoor kitchen with barbecue
- * Covered terrace
- * Fireplace
- * Daikin air conditioning in all rooms
- * Underfloor electric heating
- * Laundry and storage
- * Complete privacy
- * Authentic stone details

Central Istria is one of the most desirable regions for purchasing luxury stone villas, thanks to its preserved nature, authentic Istrian towns, top-notch restaurants, and wine roads. The sea and well-kept beaches are just a few minutes' drive away, while Rovinj, one of the most famous tourist towns in Croatia, is only 25 kilometers from the property. This location provides the perfect balance between privacy, nature, and proximity to all the amenities that Istria has to offer.

This authentic stone villa represents a rare opportunity to purchase a property that successfully combines tradition, modern design, and luxury. It is ideal as an exclusive private residence, a holiday home, or a high-category tourist rental investment.

For more information or to arrange a viewing, please feel free to contact us.