



PARENTIUM PREMIUM
Real Estate

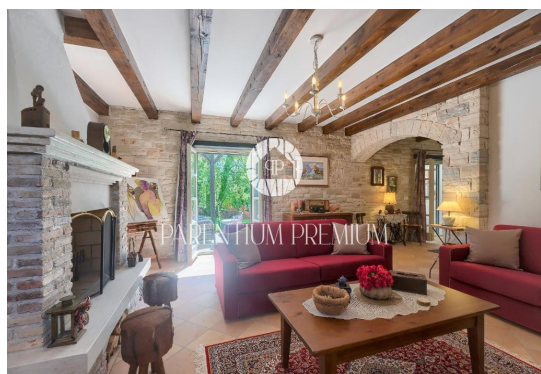
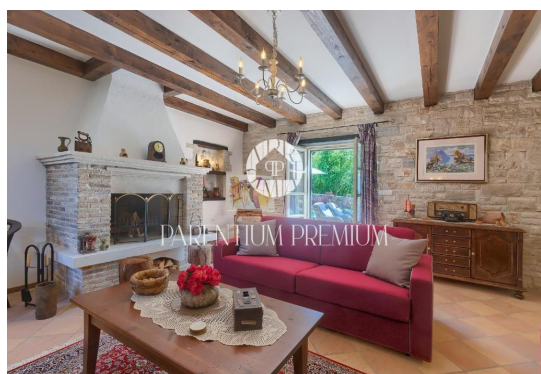
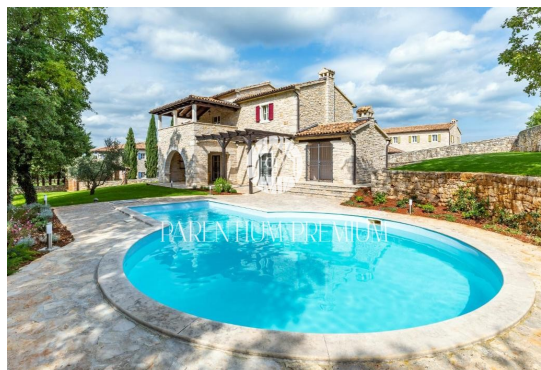
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02439
Location :	Poreč
Building size :	280 m ²
Lot size :	1120 m ²
Distance from center :	0 m
Distance from sea :	0 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2009
Energy efficiency :	Not specified

Price : 950.000 €

In a peaceful Istrian setting near Tinjan, a detached stone villa with an area of 280 m² is for sale, situated on a beautifully landscaped and fully fenced plot of approximately 1,112 m².

The villa was built in 2009 and completely renovated in 2022, while maintaining the recognizable Istrian character of the property and adding all the elements necessary for modern and comfortable living.

The house extends over two levels. The ground floor is designed as a spacious living area consisting of a kitchen with a pantry, dining room, and living room with a fireplace. This level also features a bathroom, and the living space opens onto a large covered terrace that becomes a natural extension of the interior during the warmer months.

Adjacent to the terrace is an outdoor kitchen with a barbecue, as well as an additional bathroom, a boiler room, and a storage room.

On the first floor, there are three spacious bedrooms, each with its own bathroom and access to a covered terrace or balcony overlooking the forest and surrounding greenery.

A particularly pleasant part of the estate is the landscaped garden with a pool of 37 m² and a sunbathing area. The green lawn is equipped with an automatic irrigation system, and the entire plot offers a high degree of privacy and enough space for relaxation and outdoor gatherings.

The villa is sold fully furnished and equipped. For heating and cooling, a heat



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pump with underfloor heating, air conditioning units, and a fireplace have been installed. The property has an energy class A, asphalted access, four parking spaces – two of which are covered – satellite television, and an electric vehicle charging station.

The location offers exactly what is sought in an Istrian holiday home: peace, greenery, and privacy, while the sea is approximately a 20-minute drive away. In the wider area, there are renowned restaurants and agrotourisms, wineries, and numerous cycling and hiking trails.

The property is already established in tourist rentals, making it interesting not only as a private residence or holiday home but also as an investment with existing tourist potential.