



PARENTIUM PREMIUM
Real Estate

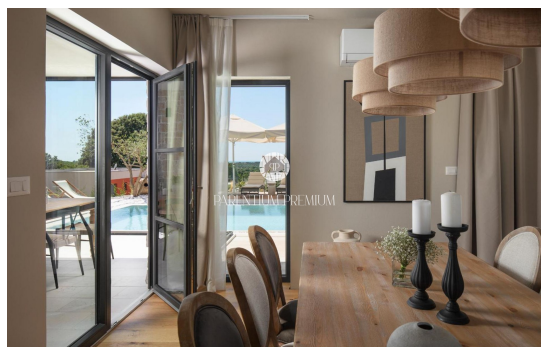
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02440
Location :	Poreč
Building size :	270 m ²
Lot size :	830 m ²
Distance from center :	3400 m
Distance from sea :	18000 m
Number of floors :	1
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 1 €

In a quiet part of the Poreč area, not far from Tinjan, a modern designer villa with a wellness area, heated infinity pool, and open sea view is for sale. This luxurious property was built in 2025 and represents a blend of contemporary architecture, high-quality materials, and functional layout, providing maximum comfort for family living, vacation, or tourist rental.

The villa has a total living area of 270 m² and spans two floors. The ground floor is designed as a spacious open-space living area that combines the kitchen, dining room, and living room with access to a covered terrace and landscaped garden. On the same floor, there is one bedroom with an en-suite bathroom, a guest toilet, as well as a storage room and utility rooms.

On the first floor, there are four more spacious bedrooms, each with its own bathroom, ensuring complete privacy and comfort for family or guests. A special experience is provided by the large terrace with a whirlpool and panoramic sea view, ideal for relaxation throughout the year.

The outdoor space is carefully landscaped to ensure complete privacy. The central part of the garden features a heated infinity pool of 45 m², surrounded by a sunbathing area, as well as a summer kitchen and a covered socializing area. Covered parking for multiple vehicles is provided.

To ensure top energy efficiency and a pleasant temperature throughout the year, a heat pump, underfloor heating, air conditioning, and a chimney for



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the installation of a fireplace have been installed. High-quality PVC joinery with double glazing, aluminum entrance doors, and a combination of parquet and polished concrete further emphasize the modern character of the property.

Main features:

- modern villa built in 2025
- living area of 270 m²
- 5 bedrooms
- 5 bathrooms + guest toilet
- wellness area
- heated infinity pool of 45 m²
- large terrace with whirlpool and sea view
- summer kitchen
- underfloor heating with a heat pump
- air conditioning
- covered parking for multiple vehicles
- quality construction and top equipment

The villa is located only 16 km from Poreč and approximately 18 km from the sea, in a quiet environment that provides privacy while still allowing quick access to all necessary amenities. Thanks to the luxurious furnishings, wellness facilities, heated pool, panoramic sea view, and excellent location, this property represents an excellent opportunity for buyers seeking an exclusive villa in Istria or a secure investment with high rental potential.