



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02441
Location :	Svetvinčenat
Building size :	110 m ²
Lot size :	730 m ²
Distance from center :	2000 m
Distance from sea :	25000 m
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 498.000 €

In a quiet neighborhood near Svetvinčenat, a modern single-story house with a pool and spacious yard is for sale, located just 2 km from the town center. This high-quality new construction offers an ideal combination of privacy, functional layout, and contemporary architecture, making it an excellent choice for family living, vacationing, or tourist rental.

The house is entirely organized on one level, ensuring maximum practicality and comfort for everyday life. The central part features a spacious open-concept living room connected to the kitchen and dining area. Large glass walls fill the space with natural light and provide access to the covered terrace and pool, creating a perfect connection between indoor and outdoor spaces.

The property includes two spacious bedrooms, each with its own bathroom, while an additional guest toilet is located near the entrance. A generous internal storage area adds to the practicality.

A special value of this property is the fully landscaped and fenced yard, which offers a high degree of privacy. In the center of the yard is a pool with a hydromassage feature surrounded by a sunbathing area, ideal for relaxation during the warmer months. The yard also provides parking for at least four vehicles.

For comfortable living throughout the year, air conditioning units are installed in all rooms, allowing for efficient heating and cooling. The villa is sold fully furnished and equipped, making it immediately ready for occupancy or tourist activity.

Main features:

modern single-story house
new construction



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fully furnished
two bedrooms
two bathrooms
guest toilet
spacious open-space living room
pool with hydromassage
landscaped and fenced yard
parking for at least four vehicles
air conditioning for heating and cooling
quiet location, just 2 km from the center of Svetvinčenat

Located in one of the most attractive parts of central Istria, this modern single-story house provides the perfect balance between tranquility, nature, and good transportation connections. The proximity to Svetvinčenat, quality construction, pool, and landscaped yard make this property an excellent choice for anyone seeking a modern home or a secure investment with great potential for tourist rental.