



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 :	02446
Location :	Poreč
Building size :	135 m ²
Lot size :	599 m ²
Distance from center :	4000 m
Distance from sea :	4000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2019
Energy efficiency :	A+

Price : 570.000 €

Istria, Poreč

Located in close proximity to Poreč, just 4 km from the nearest beaches, this beautiful low-energy villa with a pool offers a high level of comfort and privacy.

On a beautifully landscaped plot of 599 m², there is a villa with a total area of 135 m², spread over two levels.

On the ground floor, there is an entrance hall, a kitchen with a dining area, a spacious living room, one bedroom with an en-suite bathroom, a utility/laundry room, and a guest toilet. The living area has direct access to a covered terrace that leads to a beautifully landscaped and well-maintained yard with a pool measuring 4.5 x 7 m, a sunbathing area, and an automatic irrigation system.

The upper floor features two additional bedrooms, each with its own bathroom and access to a shared terrace offering a sea view.

Special attention has been paid to the quality of construction and energy efficiency. The villa has an energy class A+, excellent thermal insulation with a thickness of 25 cm, and high-quality triple-glazed PVC windows with shutters and mosquito nets. Thanks to the quality insulation, the house maintains a pleasant temperature during the summer months, while in winter it is very easy and efficient to heat.



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Heating and cooling are provided by air conditioning, with additional Tesla electric radiators used during the winter months.

From the living room, there is access to a well-executed covered terrace equipped with external screen roller blinds, which provide additional protection from the sun and wind, allowing for comfortable outdoor living for most of the year.

The pool measuring 4.5 x 7 m is not heated. The yard is completely fenced, equipped with an automatic irrigation system, and surrounded by natural green hedges that provide a high level of privacy.

The house is sold fully furnished and equipped with quality furnishings and is ready for use without additional investments. The owners have used the property exclusively for private purposes, which is an additional advantage for the future owner.

Three to four parking spaces are provided on the plot.

This property represents an excellent choice for personal use and a peaceful family vacation, as well as a very interesting investment for tourist rental thanks to the quality of construction, high energy efficiency, pool, privacy, sea view, and proximity to Poreč and beaches.