



PARENTIUM PREMIUM
Real Estate

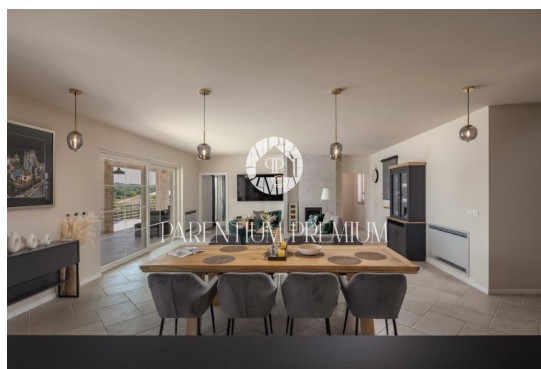
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02447
Location :	Vižinada
Building size :	313 m ²
Lot size :	1250 m ²
Distance from center :	0 m
Distance from sea :	17000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Fan coil heating :	Yes
Year of construction :	2022
Energy efficiency :	Not specified

Price : 1.380.000 €

On a 1,250 m² plot, surrounded by greenery and open countryside, stands an elegant villa that combines privacy, modern comfort, and quality of life throughout the year.

The villa has a total built area of 432 m², of which 261 m² is interior space distributed over two levels. The whole is complemented by 53 m² of covered terraces, a 40 m² garage, outdoor parking, and a 54 m² heated pool.

Elegant and functional interior

The architecture combines modern lines with Mediterranean details, using natural stone, large-format ceramics, and neutral tones.

On the ground floor, there is a spacious living room with a fireplace, connected to the terrace, garden, and pool. There is also a fully equipped kitchen with Bosch appliances, a separate dining room, a bedroom with an en-suite bathroom, and a guest toilet.

On the upper floor, there is a master bedroom with a private bathroom and a view of the landscape, as well as two additional bedrooms, each with its own bathroom and access to a covered terrace.

The villa has a total of four bedrooms, providing ample space and privacy for family and guests.

Private yard and heated pool



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The landscaped garden and 54 m² heated pool create an ideal space for relaxation and socializing. There is also an additional building on the plot that can be arranged as a wellness area, gym, office, or hobby space.

For year-round comfort, the villa is equipped with underfloor heating throughout the house and a fan coil system for heating and cooling, along with quality materials and a high standard of finishing.

Location

The property is located in a quiet and safe environment, with good access to all necessary amenities. A shop and restaurant are less than a 10-minute walk away, Poreč is about a 20-minute drive, and Pula Airport is approximately 45 minutes away.

A spacious plot, four bedrooms, a heated pool, and a high level of privacy make this villa an excellent choice for a personal home, vacation residence, or a quality investment in Istria.