



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02451
Location :	Poreč
Building size :	218 m ²
Lot size :	1100 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Fan coil heating :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 928.000 €

In the peaceful suburb of Poreč, a modern villa with a pool is for sale, located only 2 km from the sea and 3.5 km from the center of Poreč. The villa is situated in an attractive location partially surrounded by nature, offering an excellent combination of privacy, contemporary design, and proximity to the city, beaches, and all necessary amenities.

The villa has 218 m² of living space spread over the ground floor and first floor, and the carefully designed layout provides enough space and comfort for family living, relaxation, or tourist rental.

The ground floor features a spacious open-space living area that combines the living room, kitchen, and dining area. Large glass walls ensure plenty of natural light and connect the interior with the outdoor space. From the living room, there is access to a 17 m² terrace, a sunbathing area, and a pool with pre-installed heating. This floor also includes a guest toilet, a wardrobe, and a technical room.

On the first floor, there are four spacious bedrooms, each with its own bathroom, ensuring a high level of privacy and comfort. Two bedrooms have access to a shared terrace with a beautiful view of the surroundings.

For a pleasant temperature throughout the year, the villa is equipped with a modern heating and cooling system via air conditioning, along with additional electric underfloor heating throughout the house. The quality of construction is further emphasized by high-quality insulation and joinery of



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the highest standard.

Main features:

- * modern villa of 218 m2
- * only 2 km from the sea
- * 3.5 km from the center of Poreč
- * four bedrooms
- * four en-suite bathrooms
- * guest toilet
- * spacious open-space living area
- * 17 m2 terrace
- * preparation for pool heating
- * fan coil units for heating and cooling
- * electric underfloor heating
- * quiet location near the sea and the city

A special advantage of this property is its location, which allows for quick access to Poreč, the sea, and beaches, while a bike path leading to the city is also nearby. At the same time, the peaceful environment provides privacy and a retreat from city crowds.

Thanks to the four bedrooms with en-suite bathrooms, the pool, modern amenities, and being only 2 km from the sea, this villa represents an excellent choice for family living or vacation, as well as an attractive investment for tourist rental in one of the most sought-after areas of Istria.