



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02455
Location :	Poreč
Building size :	160 m2
Lot size :	500 m2
Distance from center :	6000 m
Distance from sea :	6000 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
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	A+

Price : 690.000 €

In a quiet neighborhood near Poreč, a modern villa with a heated pool, four bedrooms, and four bathrooms is for sale, located just 4 km from the sea. The villa has 160 m2 of living space and is situated on a landscaped plot of 500 m2, offering a blend of contemporary design, functional layout, and privacy.

The property is distributed over two levels – ground floor and first floor. Special attention has been given to connecting the indoor and outdoor spaces, with large glass surfaces ensuring plenty of natural light.

On the ground floor, there is a spacious open-plan living area that combines the living room, kitchen, and dining room. From the living area, there is direct access to the covered terrace, sunbathing area, and heated pool, creating an ideal space for relaxation and socializing for most of the year.

On the same level, there is one bedroom with an en-suite bathroom, which is particularly convenient for guests or individuals who prefer staying without using stairs. The ground floor also features a guest toilet.

On the first floor, there are three more bedrooms, each with its own bathroom, ensuring a high level of privacy and comfort. The master bedroom offers a sea view, and there is also a separate laundry room on this level.

The outdoor area of the villa consists of a landscaped garden with a covered terrace and a heated pool measuring 3 x 7 meters. The property also includes two private parking spaces, along with preparations for an electric



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vehicle charging station.

Main Features

- Living area 160 m2
- Plot size 500 m2
- 4 bedrooms
- 4 en-suite bathrooms
- Additional guest toilet
- Heated pool 3 x 7 m
- Covered terrace and landscaped garden
- Sea view from the master bedroom
- Underfloor heating throughout the house
- Air conditioning
- 2 private parking spaces
- Preparation for electric vehicle charging station
- Distance from the sea 4 km

The villa is equipped with underfloor heating throughout the house and air conditioning, providing a comfortable stay all year round.

Thanks to its peaceful location near Poreč, just 4 km from the sea, heated pool, and four bedrooms with en-suite bathrooms, this modern villa is an excellent choice for family living and vacationing, as well as an investment for tourist rental in Istria.