PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
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Code :	02458
Location :	Poreč
Building size :	90 m2
Lot size :	530 m2
Distance from center :	17000 m
Distance from sea :	0 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Underfloor heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price :	460.000 €

VIŠNJAN – modern house with a pool in a quiet Istrian environment

In the immediate vicinity of Višnjan, in a quiet Istrian settlement surrounded by nature and greenery, the construction of a modern Mediterranean house is nearing completion, combining contemporary design, comfort, and quality execution.

The property is sold by a renowned investor with years of experience in construction and the realization of quality projects in Istria, providing the future owner with additional security in the quality of execution and the long-term value of the property.

The house has a total of 90 m² of living space, distributed over the ground floor and the first floor.

The ground floor is designed as a spacious and functional living area. The kitchen with dining room, approximately 24 m², is connected to the garden and pool through large glass openings, which provide ample natural light. The living room, approximately **27 m²**, connects to the entrance area and staircase. On this level, there is also a guest toilet, a laundry connection, and a practical storage room.

On the first floor, there are **two bedrooms and a bathroom**, which separates the private part of the house from the living space.

The property includes a yard of **552 m²**, designed as a space for relaxation and outdoor living. The garden features a **32 m² pool**, a sunbathing and socializing area, and a view of the green Istrian landscape.

Quality materials and modern technical solutions are used in the

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construction, and the house includes:

* underfloor heating via a heat pump
* air conditioning in all rooms
* quality external carpentry
* branded ceramic tiles and sanitary ware
* landscaped yard
* two private parking spaces

The property is sold on a **"turnkey"** basis, unfurnished and fully completed.

A peaceful location, quality construction by a renowned investor, modern concept, and private pool make this property an excellent choice for year-round living, a holiday home, or tourist rental.