



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02458
Location :	Poreč
Building size :	90 m ²
Lot size :	530 m ²
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.