



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02463
Location :	Poreč
Building size :	312 m2
Lot size :	1014 m2
Distance from center :	8000 m
Distance from sea :	8000 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	7
Number of bathrooms :	3
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	1999
Energy efficiency :	Not specified

Price : 650.000 €

Istria, Poreč

In a quiet settlement not far from Poreč, this spacious and well-maintained family house is located, featuring a total of three residential units, a large garden, and numerous possibilities for private living or tourist rental.

The house consists of a large apartment on the ground floor and two fully furnished apartments on the upper floor.

At the entrance to the ground floor apartment, there is a practical technical room housing the central heating system powered by oil, a laundry room, and a storage space.

The main apartment on the ground floor is characterized by a spacious and functional layout. The central area consists of a living room, kitchen, and a large dining room designed in an open space concept, with direct access to a covered terrace that extends almost the entire front side of the house.

In the beautifully arranged and well-maintained yard, there is an outdoor fireplace, a lawn, and natural greenery that provides additional privacy and a pleasant atmosphere to the property.

On the ground floor, there are also three bedrooms and a bathroom. Heating is provided by the central heating system powered by oil, along with an additional wood stove, while air conditioning units are installed for cooling during the summer months.

On the upper floor of the house, there are two separate apartments, one approximately 30 m² and the other approximately 80 m². The apartments share a large common terrace of about 30 m².



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The smaller apartment consists of a living area with a small kitchen and dining area, a separate bedroom, and a bathroom. From the apartment, a small hallway leads to a spacious terrace, ideal for relaxation during warmer months, sunbathing, or evening gatherings.

The larger apartment on the upper floor is fully furnished and consists of two bedrooms, a living room, a kitchen with a dining area, and a bathroom. This apartment also has direct access to the shared terrace, which is currently equipped with a relaxation area and children's play space.

Both apartments on the upper floor are heated and cooled by air conditioning units, and there is also the possibility of additional installation of a wood or pellet stove.

A special value to the property is added by the spacious yard behind the house, where there is a covered summer kitchen with a fireplace, ideal for gatherings and outdoor living. A concrete base for the installation of a jacuzzi has already been prepared next to the summer kitchen.

Thanks to the large land area, future owners will have enough space for building a pool and further arranging areas for sunbathing and relaxation.

In front of the house, there is ample space for parking multiple vehicles, and a special advantage is the possibility of accessing the property from two sides.

The house is sold fully furnished and equipped with appliances.

The property was renovated in 2018, when a new thermal insulation facade was installed, and PVC joinery was fitted.

Thanks to the three separate residential units, large garden, quiet location, and proximity to Poreč, this property offers numerous opportunities. It is ideal as a spacious family house for multiple generations, a combination of living and tourist rental, or as an interesting investment opportunity.