



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02483
Location :	Poreč
Building size :	118 m ²
Lot size :	0 m ²
Distance from center :	0 m
Distance from sea :	6000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 520.000 €

Poreč Area – Modern Single-Storey House with Pool, 6 km from the Sea

In a quiet and sought-after neighborhood near Poreč, a modern single-storey house with a private pool is for sale, located just 5 km from the sea and a few minutes' drive from the center of Poreč. This is a quality new build of contemporary design, designed with an emphasis on privacy, functionality, and comfortable living throughout the year.

The property represents a completely independent residential unit within a project of two semi-detached houses. Each unit has its own entrance, private yard, and pool, and the outdoor spaces are designed to be discreetly separated to provide maximum privacy.

The house is primarily organized as a single-storey layout, with a spacious open-space living area that connects the living room, kitchen, and dining area at its center. Large glass walls ensure plenty of natural light and provide direct access to the covered terrace, landscaped yard, and private pool with an outdoor shower.

The house comprises two bedrooms, with the master bedroom featuring its own bathroom and walk-in wardrobe. An additional bathroom and a practical storage room are also available.

A special architectural feature is the gallery space, which can be arranged according to the needs of the future owner as an additional bedroom, workspace, or relaxation area.



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For comfortable living throughout the year, underfloor heating is provided, while air conditioning units in all rooms ensure efficient heating and cooling. Quality joinery with large glass surfaces, modern thermal insulation, and first-class ceramics further emphasize the construction standard.

Main features:

- modern new build in the vicinity of Poreč
- only 5 km from the sea
- predominantly single-storey concept
- private pool
- own fenced yard
- covered terrace
- outdoor shower
- 2 bedrooms
- master bedroom with en-suite bathroom
- walk-in wardrobe
- 2 bathrooms
- gallery with the possibility of an additional bedroom
- open-space living room, kitchen, and dining area
- underfloor heating
- air conditioning in all rooms
- quality joinery and finishing materials
- verified investor
- planned completion by the end of 2026

The property can be purchased at various stages of construction, providing future owners with additional flexibility. In agreement with the investor, there is an option to purchase in a shell stage, allowing for independent selection of finishing materials and interior design.

For buyers who want a fully finished property with no additional investment, there is also an option for a completely furnished and luxuriously equipped house available for €590,000, arranged as a premium product ready for occupancy or tourist rental.

The seller is a legal entity in the VAT system, and VAT is included in the purchase price, which means the buyer does not pay the additional real estate transfer tax of 3% on this transaction.

The quiet location, just 5 km from the sea, private pool, and modern living concept make this property an excellent choice for a personal home or a holiday in Istria. The proximity to Poreč and the tourist-attractive western coast also provides great potential for tourist rental.