



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 :	02484
Location :	Poreč
Building size :	128 m2
Lot size :	556 m2
Distance from center :	2000 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 415.000 €

Istria, Poreč

In a quiet Istrian setting, not far from the sea and all essential amenities, there is a carefully renovated stone house that combines authentic Mediterranean character with the comfort of modern living.

The property was completely renovated in 2020, retaining traditional elements that give this house a special charm and recognizable Istrian ambiance.

The interior is distributed over two levels. The lower level is designed as the living area of the house, featuring a kitchen, living room, and a guest toilet, while the upper level comprises two comfortable bedrooms and a bathroom.

The house is suitable for year-round living and is equipped with electric underfloor heating, air conditioning, and a fireplace. Additional comfort is provided by windows with double glazing and mosquito nets, while wooden shutters maintain the authentic appearance of the house.

A significant part of the impression of this property is created by its outdoor area. The private garden is arranged in a Mediterranean style, with olive trees, greenery, and spaces designated for relaxation and socializing.

The pool with a sun deck and outdoor shower forms the centerpiece of the outdoor space, while the covered terrace with an outdoor fireplace and dining area offers an ideal spot for summer gatherings, dinners, and



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relaxation in the privacy of one's own home.

Within the yard, there is also an additional landscaped relaxation zone, designed as a peaceful corner for enjoyment during warmer days.

The property has secured two to three parking spaces.

The property has already been used for tourist rental, making it appealing to buyers looking for an investment opportunity with the possibility of continuing the business. At the same time, due to its size, amenities, and pleasant atmosphere, it is equally suitable as a private vacation home or a residence for year-round living.

This property represents a harmonious blend of stone Istrian architecture, privacy, landscaped outdoor space, and proximity to the sea, making it an attractive choice for buyers seeking a property with character and added value.