



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02493
Location :	Poreč
Building size :	270 m2
Lot size :	1606 m2
Distance from center :	2500 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 1.400.000 €

Vižinada – an authentic Istrian villa with a pool and sea view

In a quiet Istrian village near Vižinada, in an elevated position overlooking the sea, there is a beautiful villa that combines traditional Istrian character with modern building standards and comfort.

The villa is fully completed and ready for use, and the project is backed by a proven investor with experience in delivering quality real estate.

It is situated on a spacious plot of 1,606 m², providing future owners with plenty of privacy, peace, and space to enjoy. The villa spans two levels – ground floor and first floor – and has a net usable living area of 217 m², or approximately 270 m² of gross area.

On the ground floor, there is an entrance hallway, a guest toilet, a boiler room, and a spacious open living area that connects a fully equipped kitchen with a wine bar, a dining room, and a living room with a fireplace. Also on this level is one bedroom with its own wardrobe and bathroom.

On the first floor, there is a spacious master bedroom with an open-concept bathroom and a separate toilet, as well as two more bedrooms, each with its own en-suite bathroom. The villa thus has a total of four bedrooms, making it suitable for larger families or high-category tourist rentals.

Particular attention has been paid to the quality of finishes. The entire house features underfloor heating and air conditioning, while high-quality ceramics and premium parquet have been selected for the flooring. The property is sold partially furnished, and the fully equipped kitchen is included in the price.

The landscaped surroundings feature a 48 m² pool, along with a sunbathing



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and relaxation area and a separate BBQ area for outdoor gatherings. The plot also provides covered parking with a storage room.

A large plot, sea view, four bedrooms with en-suite bathrooms, a pool, fireplace, and quality interior make this villa an attractive property for year-round living, a personal holiday home, or an investment in tourist rental in Istria.