



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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|                                   |                     |
|-----------------------------------|---------------------|
| <b>Code :</b>                     | 02500               |
| <b>Location :</b>                 | Poreč               |
| <b>Building size :</b>            | 200 m <sup>2</sup>  |
| <b>Lot size :</b>                 | 1030 m <sup>2</sup> |
| <b>Distance from center :</b>     | 0 m                 |
| <b>Distance from sea :</b>        | 0 m                 |
| <b>Number of floors :</b>         | 2                   |
| <b>Number of rooms :</b>          | 5                   |
| <b>Number of bedrooms :</b>       | 4                   |
| <b>Number of bathrooms :</b>      | 4                   |
| <b>Swimming pool :</b>            | Yes                 |
| <b>Parking :</b>                  | Yes                 |
| <b>Basement :</b>                 | Yes                 |
| <b>Electric heating :</b>         | Yes                 |
| <b>Air conditioning heating :</b> | Yes                 |
| <b>Heating by fireplace :</b>     | Yes                 |
| <b>Central heating :</b>          | Yes                 |
| <b>Year of construction :</b>     | n/a                 |
| <b>Energy efficiency :</b>        | Not specified       |

Price : 695.000 €

In a quiet, authentic Istrian village near Poreč, just 10 km from the sea, beach, and city center, lies a charming stone villa of approximately 200 m<sup>2</sup>. It is surrounded by a beautifully landscaped and intimate garden of 1,030 m<sup>2</sup>, providing plenty of privacy and a true Mediterranean atmosphere.

The villa dates back to 1905 and was thoroughly renovated in 2008, carefully preserving the characteristic elements of traditional Istrian architecture. Stone, wood, and rustic details give the property a unique character, while the layout and furnishings provide the comfort necessary for modern living.

The ground floor is designed as a spacious and connected living area that combines the living room, dining area, and stone kitchen. From the living area, there is a direct exit to the landscaped courtyard, naturally connecting the interior with the outdoor space.

On the same floor, there is also one bedroom with an en-suite bathroom and access to a terrace, as well as a separate guest toilet.

A wooden staircase leads to the first floor, where there are three more bedrooms, each with its own bathroom. One of the rooms has access to a spacious covered terrace with a beautiful view of the sea and the surrounding Istrian landscape.

A special value of this property is the spacious and carefully maintained garden. Its centerpiece is a 37 m<sup>2</sup> swimming pool, accompanied by a



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covered summer kitchen and dining area with a traditional Istrian hearth – an ideal place for socializing and outdoor living for most of the year.

The pool is equipped with preparations for the installation of a heat pump, while an automatic irrigation system has been installed for maintaining the green areas.

The villa is equipped with central heating on heating oil, a functional fireplace in the living room, and air conditioning units in all rooms.

The property is sold fully furnished.

The villa already achieves successful results in tourist rentals and is recognized among guests, making it an interesting opportunity for buyers looking for a property with developed rental potential. At the same time, thanks to its quiet location, privacy, and four bedrooms with en-suite bathrooms, it is an excellent choice for family living or a personal holiday home in Istria.

The combination of authentic Istrian architecture, landscaped garden, pool, and proximity to Poreč makes this property an excellent opportunity for those seeking a house with character and proven tourist potential.