



PARENTIUM PREMIUM
Real Estate

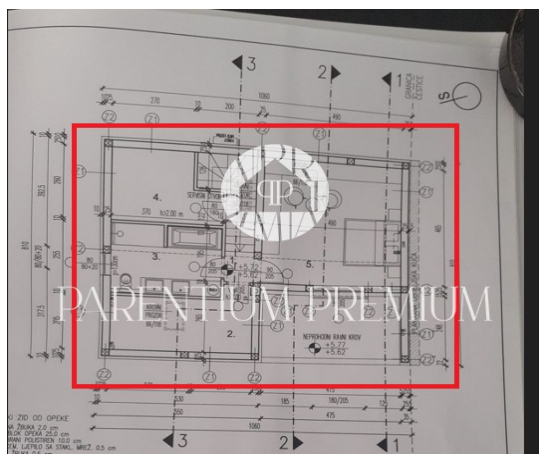
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02503
Location :	Poreč
Building size :	120.60 m ²
Lot size :	400 m ²
Distance from center :	4000 m
Distance from sea :	0 m
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	2
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 450.000 €

Istria, Poreč

For sale is a modern end-terrace house located in a quiet and attractive location, just 4 km from the center of Poreč and the sea.

The house spans three levels and stands out with its functional room layout, modern construction, and spacious garden, which, thanks to its end position in the row, offers additional privacy and numerous landscaping possibilities.

On the ground floor, there is an open living area that combines a kitchen, dining room, and living room, along with a guest toilet. An internal staircase leads to the first floor, where a spacious bedroom with its own dressing room (walk-in closet) and a large bathroom is located. In the attic, there is another bedroom, a bathroom, a spacious storage room that can also be used as a dressing room or office, and an additional living room with access to a terrace that offers a sea view.

The special advantage of this property is the spacious garden area of approximately 400 m², which offers exceptional potential for landscaping according to the future owners' desires. The large yard area allows for the arrangement of a private garden, sunbathing area, relaxation and socializing space, as well as the construction of a swimming pool. In one corner of the yard, a space for a summer kitchen is planned, which, along with a covered terrace, could become an ideal place to enjoy warm summer days and evening gatherings.

For heating and cooling, air conditioning units are planned in the rooms, while electric underfloor heating will be installed in the bathrooms.

High-quality PVC joinery with triple glazing, shutters, and insect screens will be installed, ensuring good thermal and sound insulation.

Since it is in the rough construction phase, future buyers are given the



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opportunity to participate in the selection of finishing materials, such as floor coverings and ceramics, as well as possible adjustments to the internal room layout in agreement with the investor.

The property includes three parking spaces located in front of the building.

Completion of the works is planned by the end of 2026.

Thanks to its end position in the row, large garden with numerous landscaping possibilities, sea view, and quiet location near Poreč, this property represents an excellent choice for a comfortable family life, vacation, or investment in tourist rental.