



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02504
Location :	Poreč
Building size :	136 m ²
Lot size :	900 m ²
Distance from center :	11000 m
Distance from sea :	6000 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 680.000 €

Istria, Poreč

In a peaceful and pleasant location near Poreč, a modern, luxuriously designed single-story house is for sale, offering the perfect blend of contemporary design, comfort, and privacy. The house has a total area of 136 m² and is situated on a spacious plot of 900 m², surrounded by carefully landscaped gardens and Mediterranean greenery.

The house consists of an entrance area with a wardrobe, a modern kitchen with a dining area, and a spacious living room that forms a harmonious open space. From the living area, there is direct access to a large covered terrace, ideal for relaxation and socializing, which continues to a sunbathing area and a 40 m² pool.

The sleeping area of the house includes three comfortable bedrooms, with the main master bedroom featuring its own bathroom. In addition to an extra shared bathroom, the house also has a separate technical room used as a laundry room.

Special attention has been paid to the quality of construction, selection of materials, and interior design. The space is equipped with elegant Italian furniture, a custom-made kitchen, interior doors with hidden hinges, elegant flooring, and high-quality triple-layer PVC joinery. Thermal efficiency is further ensured by 10 cm facade insulation.

For maximum comfort throughout the year, underfloor heating is installed via a heat pump, while air conditioning units are available in every room for heating and cooling. Additional warmth and a cozy atmosphere in the colder months are provided by a wood stove.



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A special value of this property is the spacious and impeccably landscaped garden, designed with great care and adorned with various Mediterranean plants. The yard is equipped with an automatic irrigation system, and access to the property is provided through electric entrance gates. Three private parking spaces are available.

Within the garden, there is also a practical storage room and an additional covered space with pre-prepared electricity and water connections, ideal for arranging a summer kitchen and creating additional outdoor socializing space.

The property is located in a quiet area, just 13 km from Poreč and 11 km from Vrsar, allowing for quick and easy access to the sea, beaches, restaurants, and all necessary amenities. An additional advantage is the proximity to the highway entrance, which ensures excellent transport connectivity while simultaneously enjoying peace and privacy.

This exceptionally well-decorated property is an ideal choice for those seeking a quality and comfortable family home, as well as for buyers looking for their own oasis of peace and privacy near Poreč. With its functional layout, quality furnishings, and spacious garden, the house provides all the conditions for a pleasant stay throughout the year.