



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

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 :	02506
Location :	Poreč
Building size :	106.55 m ²
Lot size :	677 m ²
Distance from center :	11000 m
Distance from sea :	6000 m
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	A

Price : 467.000 €

Istria, Poreč – surroundings, near Vrsar

In a quiet and attractive location near Poreč, not far from the Lim Canal and the picturesque tourist town of Vrsar, this modern newly built house with a pool covers a total area of 106.55 m².

The house spans two levels and, with its functional layout and contemporary design, offers a perfect blend of comfort, privacy, and the Mediterranean lifestyle.

On the ground floor, there is a spacious open-concept living room connected to the kitchen and dining area. Large glass walls allow plenty of natural light and provide direct access to the terrace that extends to the landscaped sunbathing area and pool, creating an ideal space for relaxation and socializing during the warm months. This level also includes a practical storage room and a guest toilet.

On the first floor, there are two comfortable bedrooms, each with its own bathroom, ensuring additional privacy and maximum comfort for residents. Heating and cooling of the house are provided through air conditioning units connected to a heat pump, ensuring a pleasant temperature throughout the year.

A special value to the property is given by the beautifully landscaped and fenced yard with an automatic irrigation system, providing peace and privacy. In the yard, there is also a charming stone house that further emphasizes the authentic Istrian character of this property.

The location offers an ideal balance between a tranquil environment and proximity to all necessary amenities. Beautiful beaches are just a few kilometers away, while Vrsar, the Lim Canal, and numerous renowned Istrian restaurants and excursion sites are easily accessible.

Thanks to its attractive location, modern amenities, and pleasant ambiance, this property is an excellent choice for a personal family vacation,



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE
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

year-round living, or as an investment in tourist rental.