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 :	02558
Location :	Poreč
Building size :	190 m2
Lot size :	1200 m2
Distance from center :	0 m
Distance from sea :	11000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2015
Energy efficiency :	Not specified

Price :	620.000 €

Istria, Poreč

In a quiet location near Poreč, just 11 km from the sea, a beautiful stone villa is for sale that combines traditional Istrian charm, modern comfort, and complete privacy.

The villa has a total living area of 190 m² situated on a plot of 1,200 m², and it features a beautifully landscaped yard of 750 m² with a private pool, covered terrace, and summer kitchen. Surrounded by greenery and olive trees, this property offers the ideal setting for relaxation and enjoyment throughout the year.

The villa is spread over two floors, with a functional layout designed to provide maximum comfort.

On the ground floor, there is a spacious living room connected to the kitchen and dining area, creating a pleasant and open space for everyday living and socializing. On the same floor, there is one bedroom, a bathroom, and a practical storage room.

Upstairs, there are two comfortable bedrooms, each with its own bathroom, ensuring additional privacy and comfort for residents and guests.

The special charm of this property lies in its outdoor space. The spacious and landscaped yard offers a private heated pool, a covered terrace, and a summer kitchen, perfect for preparing meals and outdoor socializing.

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Mediterranean greenery and a peaceful environment create a pleasant atmosphere away from the hustle and bustle of the city.

The property also includes parking space and a gym, which further contributes to its functionality and quality of living.

Key features:

Living area: 190 m²

Land area: 1,200 m²

Landscaped yard: 750 m²

3 bedrooms

3 bathrooms

Ground floor + first floor

Private pool with heating option

Covered terrace and summer kitchen

Storage room, gym, and parking space

Quiet location on the edge of the construction zone, surrounded by greenery

Distance from the sea: 11 km

Thanks to its attractive location, authentic stone architecture, and rich outdoor amenities, this villa is an excellent choice for a family vacation, year-round living, or investment in tourist rental.

A property that provides everything needed to enjoy the Istrian lifestyle – peace, privacy, comfort, and proximity to the sea.

For more information and to arrange a viewing, feel free to contact us!