

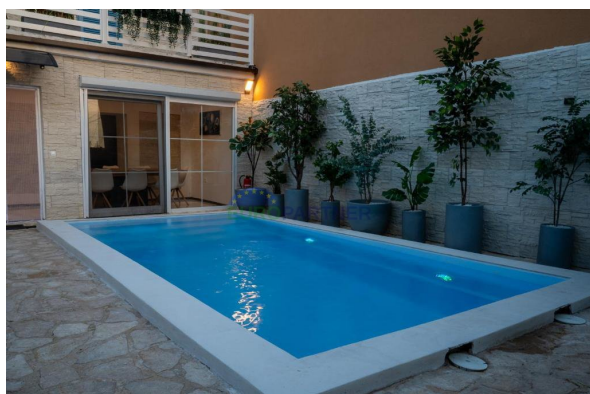
EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00002
Location :	Poreč
Building area :	140 m2
Land area :	70 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	3 km
Distance from the sea :	3 km

Price : 365.000 €

BUILDING

Number of rooms :	4
Number of floors :	3
Energy class :	in preparation
Year of construction :	1968
Year of renovation :	2023
Condition :	Renovated

AREAS & SPACES

Storage room :	Yes
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AMENITIES

Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
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INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

This stunning, authentic Istrian stone house has been fully renovated with great attention to detail, offering a unique combination of historic charm and contemporary comfort. Nestled in a peaceful location, it is only minutes away from the vibrant center of Poreč and the crystal-clear Adriatic Sea.

With 140 m2 of living space spread across three floors, the villa provides ultimate comfort, while the 70 m2 private garden with a 18 m2 pool and sunny terrace creates the perfect retreat for relaxation.

The floor plan has been thoughtfully designed to make the most of every corner of this charming stone beauty.

Ground floor: Spacious living room featuring stone walls combined with modern furnishings, elegant kitchen with dining area, bathroom, laundry room, and direct access to the terrace and pool. An internal staircase connects the ground floor with the first floor and attic.

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First floor: Two bedrooms with authentic stone details and access to a large balcony overlooking the pool, plus a luxurious bathroom.

Second floor (attic): A charming 40 m2 open space with two double beds – perfect for guests or family gatherings.

Key features of this property

Authentic Istrian stone architecture enriched with modern design

Fully renovated, preserving original details (stone walls, wooden beams)

Private pool and sunny terraces for the ultimate Mediterranean experience

Peaceful location close to both the town center and the sea

Fully furnished and move-in ready – with excellent potential for successful rental income

This is not just a stone house – it is a story of Istria, where the past and present come together in perfect harmony and luxury. A unique opportunity for those seeking a property with soul, yet all the benefits of modern living.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.