

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00272
Location :	Poreč
Building area :	103 m2
Land area :	1200 m2
Number of bedrooms :	2
Number of bathrooms :	2
Distance from the center :	12 km
Distance from the sea :	12 km
Orientation :	South

Price : 525.000 €

BUILDING

Number of rooms :	3
Energy class :	in preparation
Year of construction :	2022
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
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INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

Discover this beautifully designed ground floor house offering 103 m2 of comfortable living space, thoughtfully styled in a relaxed boho aesthetic. The house features a spacious living room, a fully equipped kitchen, two cozy bedrooms and two modern bathrooms - ideal for family life and entertaining guests.

Step out onto a peaceful private terrace with a comfortable seating area, perfect for relaxing mornings or sunset gatherings. The highlight of the outdoor space is the beautiful 47 m2 swimming pool, surrounded by an elegant wooden deck. The garden is artfully landscaped with decorative pebbles, olive trees and charming amphorae, creating a Mediterranean oasis.

An external staircase leads to the roof terrace, where you will be enchanted by the view of the sea and the surrounding nature - the perfect retreat for quiet evenings or sunny afternoons.

This property offers a unique blend of comfort, style and natural beauty - a real gem for anyone looking for a peaceful lifestyle with character and charm.



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The land is divided into two different cadastral plots, offering the opportunity for future owners to either maintain the current garden size of 1200m² or to build another wonderful home.

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.