

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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| | |
|-----------------------------------|--------|
| Code : | 00328 |
| Location : | Poreč |
| Building area : | 165 m2 |
| Land area : | 475 m2 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 3 |
| Distance from the center : | 5 km |
| Distance from the sea : | 5 km |

Price : 625.000 €

BUILDING

| | |
|-------------------------------|----------------|
| Number of rooms : | 4 |
| Number of floors : | 1 |
| Energy class : | in preparation |
| Year of construction : | 2025 |
| Condition : | Newly built |

AREAS & SPACES

| | |
|-----------------------|-----|
| Storage room : | Yes |
|-----------------------|-----|

AMENITIES

| | |
|----------------|-----|
| Pool : | Yes |
| Sauna : | Yes |

HEATING & COOLING

| | |
|---------------------------|-----|
| Air conditioning : | Yes |
|---------------------------|-----|

INFRASTRUCTURE

| | |
|----------------------|-----|
| Electricity : | Yes |
| Water : | Yes |
| Sewerage : | Yes |

A beautiful modern prefabricated house with a swimming pool is for sale, located in a quiet location only 5 km from the center of Poreč and the sea. This attractive property is an ideal combination of modern design, functionality and a Mediterranean lifestyle.

The house has 165m2 of living space and extends over the ground floor and first floor. The ground floor consists of a spacious open-space living room, a modern kitchen and dining room, one bedroom (children's) room and a bathroom. The entire ground floor is permeated with large glass walls that provide plenty of natural light and create a pleasant connection between the interior and the exterior.

Upstairs there are two comfortable bedrooms, each with its own bathroom, an additional storage room and a spacious terrace ideal for relaxation. The house is fully equipped with carefully selected designer furniture that further emphasizes the elegance and modern character of the space.

The living room opens onto a covered terrace with a summer kitchen



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and sauna, perfect for year-round enjoyment and socializing. In the beautifully landscaped yard there is a swimming pool with a sunbathing area, while the entire environment is enriched with Mediterranean plants that provide a feeling of Istria and home.

In front of the house there is a parking space for two cars. The property is ideal as a family home, a holiday home or an investment for tourist rental.

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.