EURO PARTNER
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Code :	00333
Location :	Poreč
Building area :	117.01 m2
Land area :	92.4 m2
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	2
Distance from the center :	2 km
Distance from the sea :	900 m

Price : 490.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Terrace :	Yes
Number of parking spaces :	2

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes

In one of the most desirable parts of Poreč, just a few minutes’ walk from the crystal-clear Adriatic and beautifully maintained beaches, lies this modern and sophisticated residence with a total living area of 117.01 m2. Spread across three levels, the house perfectly combines contemporary comfort, functional layout, and the Mediterranean lifestyle.

The property sits on a 92.40 m2 fully fenced plot, ensuring complete privacy and intimacy – a true rarity in vibrant coastal destinations such as Poreč.

Layout

- Basement – designed as an exclusive entertainment and leisure area, featuring a fully fitted kitchen, a wine cellar, and a storage room. This atmospheric space is ideal for wine tastings and private gatherings.

- Ground floor – bright and spacious open-plan concept connecting the kitchen, dining area, and living room with direct access to the terrace

and garden. A guest WC completes this level.

- First floor – offers peace and relaxation with two airy bedrooms and a contemporary bathroom.

Exterior & Features

The enclosed courtyard features a private relaxation zone with a barbecue and an outdoor dining area, creating the perfect setting for summer evenings. In front of the house, there are two private parking spaces.

The property comes fully furnished and equipped, with carefully selected furniture and details. One of its most remarkable advantages is the smart home system, providing maximum comfort, security, and convenience.

Location & Investment Potential

Poreč is one of the Adriatic's most sought-after destinations, known for its rich cultural heritage, welcoming atmosphere, top-class gastronomy, and stunning beaches. The historic old town, with its cobbled streets and vibrant charm, is home to the Euphrasian Basilica (6th century, UNESCO World Heritage Site) – one of the finest examples of Byzantine art in the world.

Thanks to its location, this property offers dual value: it is an excellent choice both as a year-round family residence and as a highly profitable investment in luxury holiday rentals.

This house in Poreč represents a rare opportunity for those seeking the perfect combination of modern luxury, comfort, and authentic Mediterranean lifestyle – just moments from the sea and all amenities.