

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00363
Location :	Poreč
Building area :	171 m2
Number of bedrooms :	4
Number of bathrooms :	4

Price : 575.000 €

BUILDING

Number of rooms :	6
Number of floors :	2
Energy class :	in preparation
Year of construction :	2026

AMENITIES

Balcony :	Yes
Number of parking spaces :	2

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

Selling a modern house with a swimming pool in an attractive location in Poreč

For sale is a spacious house with a swimming pool, located in a sought-after location in Poreč, in the immediate vicinity of all essential amenities for a comfortable life.

House number 1 covers an area of 171.05 m2 and is spread over three floors:

The ground floor includes an entrance hall that leads to a spacious living room with a kitchen and dining room in an open space concept, with access to a covered terrace and yard. On this floor there is another bedroom, bathroom, utility/laundry room and two storage rooms.

The first floor consists of a hallway, three bedrooms, each with its own bathroom, two of which have access to a covered terrace.

The attic offers a SPA relaxation zone with a sauna area, an additional bathroom and a spacious terrace with a jacuzzi connection.

The house is being built using top-quality materials: brick block walls (25 cm), thermal insulation (12 cm), PVC joinery with triple glazing, roller shutters and mosquito nets. It includes underfloor heating and air conditioning in all rooms, as well as solar panels for increased energy efficiency. Two parking spaces are provided in front of the house.



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The planned completion of the turnkey construction is scheduled for June 2026. The buyer is exempt from paying real estate tax.

Thanks to its excellent location near the city center and all necessary amenities, this property is an ideal choice for a comfortable family home or a profitable 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.