EURO PARTNER
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Code :	00394
Location :	Poreč
Building area :	155 m2
Land area :	539 m2
Number of bedrooms :	3
Number of bathrooms :	2
Distance from the center :	2.5 km
Distance from the sea :	2.5 km

Price : 445.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2003
Year of renovation :	2010
Condition :	Well maintained

AREAS & SPACES

Vanjska površina :	384 m2
Storage room :	Yes

AMENITIES

Terrace :	Yes
Number of parking spaces :	2
Jacuzzi :	Yes

HEATING & COOLING

Central heating (oil) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

In one of the most desirable urban suburban neighborhoods of Poreč, just 2.5 km from the city center, is this beautiful and functional ground floor house with a living area of 155 m². The neighborhood is particularly attractive due to its location – far enough from the hustle and bustle of city life to provide peace and privacy, yet close enough to shopping centers, shops, kindergarten, primary school, and other everyday necessities within reach. One of those locations that offers the best

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blend of a quiet family life and proximity to the city.
Such a location is especially appealing to families seeking a quality living space without sacrificing the practicality of everyday life. The center of Poreč is just a few minutes' drive away, while the proximity to all important amenities allows for a simple and pleasant daily routine.
The house is thoughtfully organized and offers three bedrooms, two bathrooms, and an additional guest toilet. The central part of the home is a spacious living room with a fireplace, which adds warmth and a cozy family character to the space. The kitchen is discreetly separated from the living area and is equipped with a practical pantry, while a dining area is adjacent to it.
Large glass walls connect the indoor and outdoor spaces and lead to a spacious covered terrace that stretches the entire length of the house. This outdoor area is a natural extension of the living room and provides an exceptionally comfortable place for morning coffee, family gatherings, summer dinners, or simply relaxing throughout the day.
The house is built on a plot of 539 m², and the yard is beautifully landscaped with grassy areas and a variety of Mediterranean plants. A special addition for moments of complete relaxation is the jacuzzi, located right next to the terrace.
On the side of the house, there is also a smaller storage room, ideal for storing tools, gardening equipment, and everything needed for the maintenance of the house and yard.

The entire yard is fenced, providing additional privacy, while there is a covered carport for two vehicles.
This property is intended for those seeking a comfortable life in a ground floor house, a well-furnished home, a beautiful yard, and a peaceful environment, but do not wish to be isolated from the city. On the contrary – here you are close enough to Poreč that everything is at your fingertips, while enjoying the peace and privacy of your own home. A desirable location, functional layout, spacious terrace, well-maintained yard, and proximity to all important amenities make this house a very interesting choice for year-round living, as well as for those wanting their own home in Istria.