

EURO PARTNER

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Code :	00395
Location :	Poreč
Building area :	115 m2
Land area :	262 m2
Number of bedrooms :	3
Number of bathrooms :	1
Number of toilets :	1
Distance from the center :	5 km
Distance from the sea :	5 km

Price : 600.000 €

BUILDING

Number of rooms :	4
Number of floors :	2
Energy class :	in preparation
Year of construction :	2007
Year of renovation :	2021

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Occupancy permit :	Yes

In a quiet and attractive location, just 5 km from the center of Poreč and beautiful Istrian beaches, this modernly designed duplex house with a total living area of 115 m² is situated. The carefully planned layout, contemporary decor, and private yard with a pool make this property an ideal choice for family living, vacation, or as an investment for tourist rental.

The house spans two levels and features a functional space arrangement.

The ground floor consists of an entrance hallway, a spacious and bright living room, a modernly furnished kitchen with a dining area, a guest toilet, and a practical storage room.

On the upper floor, there are three comfortable bedrooms, a bathroom, and a terrace, providing ample space for the entire family or guests to enjoy.

A special value of this property is the beautifully landscaped and private

yard, designed for complete relaxation and enjoyment outdoors. The yard features a pool with a sunbathing area, perfect for refreshing during hot summer days, socializing, and enjoying the Istrian way of life.

The house is equipped for year-round living. Underfloor heating is installed on the ground floor, while air conditioning units are available in all rooms, ensuring a pleasant temperature during both summer heat and the cooler part of the year.

The location is one of the greatest advantages of this property. Poreč, its beaches, sea, restaurants, shops, and numerous amenities are just a few minutes' drive away, while the peaceful environment provides the necessary privacy and a sense of distance from the city hustle.

Thanks to its excellent position, functional layout, modern decor, and private pool, this property is an excellent choice for personal residence, quality vacation, or tourist rental, with attractive investment return potential.

This modern duplex house successfully combines comfort, functionality, privacy, and proximity to the sea, making it an excellent opportunity for anyone looking for a quality property in Istria, either for personal needs or as a long-term valuable investment.

For more information and to arrange a viewing, please feel free to contact us.