EURO PARTNER
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Code :	00396
Location :	Poreč
Building area :	140 m2
Land area :	560 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	2.5 km
Distance from the sea :	2.5 km

Price : 695.000 €

BUILDING

Number of rooms :	4
Number of floors :	2
Energy class :	in preparation
Year of construction :	2021
Condition :	Newly built

AREAS & SPACES

Vanjska površina :	420 m2
Storage room :	Yes

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Private pool :	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

Just 2.5 km from the sea, beautiful Istrian beaches, and the center of Poreč, this lovely new construction of 140 m² living space is set in a peaceful and pleasant environment, designed as a quality and functional home for family living, but also very interesting as an investment for tourist rental.
The house is built in a recognizable Mediterranean style, and from the

moment you enter, you can see how much attention has been paid to functionality, comfort, and details that make everyday life more enjoyable.
The living space is organized over two levels – ground floor and first floor.
On the ground floor, there is a spacious entrance hall leading to a bathroom, guest toilet, and practical storage room. The continuation of the ground floor consists of one bedroom and a spacious, bright, and sunny living area combined with a modern, fully equipped kitchen and dining room. A special atmosphere in the living room is provided by a fireplace, which gives warmth and that special homey feel during the colder months.
From the living room, you can go directly to the covered outdoor terrace, a natural extension of the living space during the warmer months. The terrace is designed for enjoying the outdoors, socializing with family and friends, and one part features a boiler room with a heating system.
The internal staircase leads to the first floor, where there are two spacious bedrooms, each with its own bathroom, thus separating the private sleeping area from the living space. The first floor is further enriched by a spacious balcony overlooking the surroundings.
The outdoor space is created for enjoyment.
The landscaped and fully fenced plot of 560 m² provides enough space for relaxation, socializing, and carefree outdoor living. In the central part of the yard, there is a pool measuring 7 x 3.5 m, along with a designated sunbathing and relaxation area. A special addition is the summer kitchen with an outdoor fireplace, ideal for summer gatherings, preparing meals outdoors, and enjoying the characteristic Mediterranean lifestyle.
The yard is additionally equipped with an automatic irrigation system, and there are even three parking spaces within the fenced plot.
The house offers multiple heating options: central heating, a fireplace, and air conditioning.
This house represents a very nice blend of Mediterranean ambiance, functional layout, and the comfort of a modern home. The proximity to Poreč, the sea, and all important amenities, along with a peaceful environment, makes it an excellent choice for those seeking a family home in Istria, as well as for buyers considering a property with good tourist rental potential.
The house is sold fully furnished and equipped. It is ready for immediate occupancy – no additional investment in furnishing is required.

If this description has piqued your curiosity, feel free to contact us – we will be happy to personally present this beautiful house and all its advantages.