**ISTRA PLUS REAL ESTATE**
**Istarskog razvoda 19, 52440 Poreč**
**mail: info@istraplus-realestate.com**
**web: www.istraplus-realestate.com**
**info: +385 91 521 8871**









| | |
|---|---|
| **Code :** | 01254 |
| **Location :** | Poreč |
| **Building size :** | 136.60 m2 |
| **Lot size :** | 35 m2 |
| **Distance from city :** | 400 m |
| **Distance from sea :** | 400 m |
| **Number of floors :** | 2 |
| **Number of rooms :** | 5 |
| **Number of bedrooms :** | 3 |
| **Number of bathrooms / WC :** | 2 / 1 |
| **Year of construction :** | 2020 |
| **Energy efficiency :** | Not specified |
| **Parking lot :** | Yes |
| **Internet :** | Yes |
| **Climate :** | Yes |
| **Heating - Electricity :** | Yes |
| **Heating - Underfloor :** | Yes |
| **Furnished :** | Yes |
| **Depository :** | Yes |
| **Agency commission :** | 3 % + PDV |

| | |
|---|---|
| Price : | 499.000 € |

S492
Modern family house in a great location - only 400 m from the sea

We offer a modernly designed and quality built semi-detached house with a total area of

136.60 m², located in an extremely attractive location only 400 meters from the sea and beautiful beaches.

This property offers a contemporary design, functional layout and a pleasant Mediterranean lifestyle.
On the ground floor there is a spacious open concept living room with kitchen and dining room, which leads to a covered terrace and a private part of the yard, ideal for relaxing and socializing. On the same floor there is a guest toilet and two practical storage rooms.

The first floor consists of two comfortable bedrooms and a modern bathroom, while on the second floor there is an additional bedroom with its own bathroom and access to the terrace.

This property is particularly valuable due to underfloor heating in all rooms and air conditioning, which ensures maximum comfort throughout the year. The house also has its own parking space.

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Located in a well-maintained and quiet coastal town between Poreč and Vrsar, which offers all the amenities needed for a quality life – school, kindergarten, shops, post office, cafes and restaurants – this property is an ideal choice for family life, vacation or tourist investment.

A property that combines modern architecture, excellent location and proximity to the sea – an opportunity you don't want to miss.