



<b>Code :</b>	01960
<b>Location :</b>	Poreč
<b>Building size :</b>	150 m2
<b>Lot size :</b>	700 m2
<b>Distance from city :</b>	500 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 700.000 €

This layout strikes the perfect balance between practicality and luxury, with plenty of space for family and guests and an emphasis on open space and connecting with nature.

Modern and high-quality design of the new house with an emphasis on comfort and modern technical specifications.

Quality new construction, the house was built with attention to the quality of materials and workmanship, with the use of the most modern construction techniques. Walls with external insulation provide excellent thermal insulation. Luxury ceramics or high-quality parquet in all rooms.

**Ground floor:**

Hallway, a spacious entrance area that connects the other rooms.

Toilet, small guest toilet, located near the entrance for convenience.

Storage room, additional storage space, ideal nearby.

Bathroom: fully equipped and one bedroom on the ground floor.

Dining room and kitchen, open concept kitchen connected to the dining room and living room to create a spacious and bright space.

Living room, connected to the dining room, with large glass sliding doors leading to the terrace.

The living room leads to a spacious terrace that leads to the courtyard with a swimming pool.



**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

A private yard with a swimming pool, ideal for relaxing and enjoying the outdoors.

**First floor:**

Entrance hall, The space that connects all the bedrooms on the first floor

Three bedrooms

Two bathrooms, one of which is connected to the master bedroom.

Large terrace, spacious with a beautiful view, ideal for morning coffee or evening relaxation.

**Additional features:**

Modern architecture, sharp, clean lines, combination of glass and concrete elements.

Twin structure: Each house maintains privacy, with carefully designed common walls and yards.

**Heating and Cooling:**

Underfloor heating: Installed underfloor heating throughout the house, which enables even distribution of heat and provides maximum comfort during the winter months. Temperature control can be adjusted for each room separately

Air conditioning: All rooms are air-conditioned with modern, energy-efficient systems. Air conditioners with inverter technology enable cooling in summer and additional heating in winter, with minimal energy consumption.

Sanitary facilities and equipment: Superior sanitary equipment, walk-in showers with modern systems, quality taps and fittings. The bathrooms are equipped with underfloor heating.

This property provides a high standard of construction and modern design, with a focus on comfort and energy efficient solutions. It is ideal for a family looking for a luxurious but practical home, in a quiet part of the surroundings of Poreč, with access to all the conveniences of life and comfort.

Completion of construction 12.2024