ISTRA PLUS REAL ESTATE
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Code :	01990
Location :	Poreč
Building size :	92 m2
Lot size :	132 m2
Distance from city :	1800 m
Distance from sea :	850 m
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 1
Year of construction :	2025
Energy efficiency :	Not specified
Parking lot :	Yes
Heating - Electricity :	Yes
Furnished :	Yes
Depository :	Yes
Jacuzzi :	Yes
Agency commission :	3 % + PDV

Price : 490.000 €

K246

Modern house in Poreč 1,000 m from the sea - private garden, jacuzzi and top comfort

In one of the most desirable parts of Poreč, just 1,000 meters from the sea and well-maintained beaches, this modern newly built house is located. Its design, functionality and location make it an excellent choice for a pleasant life throughout the year, a carefree vacation or a tourist rental.

The house is the last in a row and covers a total of 100.30 m², spread over three floors. The special feature of this property is precisely the carefully designed interior - the space is modernly decorated, fully furnished and ready to use without additional investment.

On the ground floor there is a bright and pleasant living area combined with a kitchen and dining room. Large glass surfaces connect the interior with the exterior of the house, a covered terrace and a beautifully landscaped garden, creating an ideal space for everyday living and relaxation. There is also a practical guest toilet on this floor.

Upstairs are two bedrooms and a modern bathroom, which separates the private part of the home from the living areas.

The basement, decorated as a social area with its own kitchen and storage, provides additional value. This part of the house can be used for family

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gatherings, socializing with friends, or as an additional space to enjoy throughout the year.

A private, fenced garden provides a special atmosphere. The garden is enriched with Mediterranean greenery, and there is a jacuzzi and a covered area with a barbecue. This outdoor area is designed as a place for complete relaxation - morning coffee, summer gatherings, or evening moments with a glass of wine.

The house has two parking spaces, while an air conditioning system is installed for heating and cooling. The property is being sold fully furnished and equipped, including household appliances, which allows future owners to move in and use it without additional interventions.

A great advantage of this house is its practical location on a daily basis. The sea and the beach are only about 1 kilometer away, while restaurants, cafes, and shops are also available without the need for a long drive. At the same time, the location allows for enough peace and privacy for a pleasant stay.

This property combines modern design, functional layout, private outdoor space and proximity to the sea, making it an excellent option for those looking for a ready-made house in Poreč, whether for their own residence, vacation or rental income.