



Code :	02132
Location :	Poreč
Building size :	208 m2
Lot size :	565 m2
Distance from city :	5000 m
Distance from sea :	10000 m
Number of floors :	0
Number of rooms :	0
Number of bedrooms :	2
Number of bathrooms / WC :	2 / 1
Year of construction :	2013
Energy efficiency :	Not specified
Parking lot :	Yes
Heating - Electricity :	Yes

Price : 550.000 €

K305

For sale is a modern, detached house built on a plot of 565 m², and the total area of the building is 208 m² (including terraces and basement), while the net living space is 140 m².

Located only 10 km from the city center and the sea coast. This property is ideal for family life or as an investment for tourism, providing complete peace, privacy and comfort.

Ground floor: Spacious open-space living room with dining room and kitchen, pantry, bathroom, laundry room, boiler room

First floor: Two comfortable bedrooms, one of which has its own wardrobe, spacious terrace overlooking the landscaped yard

Basement: additional space of 20 m², ideal for storage, gym or hobby space

The building is equipped with an 8 cm demit facade and 10 cm thermal insulation of the floor and roof.

Heating is provided by underfloor water heating via a heat pump, and a fan-coil system is installed in all rooms, which allows both heating and cooling of the space.

Additionally, the house has solar panels for heating sanitary water and a 3.7 kW solar power plant that enables the production of electricity and additional energy independence.

In the yard there is a swimming pool with electrolysis, which is an environmentally friendly system that is easy to maintain. There is also a fireplace and a covered summer kitchen, ideal for outdoor living during the warmer months.

This house offers everything you need for a quality and comfortable life - spaciousness, functionality, privacy and a great location near the city and the sea.

For more information, photos or to arrange a viewing, please feel free to contact us!