



Code :	02245
Location :	Poreč
Building size :	250 m2
Lot size :	393 m2
Distance from city :	500 m
Distance from sea :	1400 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Year of construction :	2024
Energy efficiency :	Not specified
Parking lot :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Furnished :	Yes
Agency commission :	3 % + PDV

Price : 1.050.000 €

K350

A modern luxury house is for sale in an exceptional location, just 500 meters from the first beautiful beaches and 1.4 kilometers from the center of Poreč. The house with a total area of

250 m² is located on a plot of 393 m².

On the ground floor there is a spacious open living room with kitchen and dining room, equipped with top-quality designer furniture.

The kitchen with an island and large glass walls offers a view of the terrace and pool. On the ground floor there is also a storage room/wardrobe, a guest toilet and a wood-burning fireplace that brings warmth and a cozy atmosphere.

On the first floor there are three bedrooms, each with its own bathroom and shower, as well as two terraces that provide peace and privacy.

The outdoor area is designed for complete enjoyment, a swimming pool surrounded by a terrace and a sunbathing area, a covered terrace for outdoor dining and a barbecue.

On the large roof terrace there is a jacuzzi with a sea view, the perfect place to relax and enjoy the sunsets.

In the basement there is a wellness area, equipped with a sauna, a shower and a fully equipped fitness area, which makes the house a real haven for rest and regeneration.

The house is equipped with modern heating and cooling systems - underfloor heating, air conditioners, fan coils and a wood-burning fireplace.

This elegant and functional property offers superior comfort, modern design and



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an ideal location, making it the perfect choice for luxury living by the sea or as an excellent investment for a holiday rental.