ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
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Code :	02248
Location :	Poreč
Building size :	151 m2
Lot size :	600 m2
Distance from city :	1000 m
Distance from sea :	7000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	4 / 0
Year of construction :	2016
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Carpentry - PVC :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price :	629.000 €

K354
property is available exclusively through the Istra Plus agency.

Just 7km from Poreč and the sea, and only 1km from Žbandaj, is this beautifully maintained house with a swimming pool and a separate studio apartment.

The location offers the perfect combination of privacy and convenience, as there are schools, shops, a supermarket, restaurants and cafes in the immediate vicinity, while the property itself enjoys complete peace thanks to its position in a dead-end street with no traffic.

Situated on a gentle slope, the house offers a beautiful view of the sea and the greenery of the Istrian landscape, and of the Alps, in winter with a beautiful snow cover.
It was built in 2016 and has been regularly maintained and carefully used over the years, which is why it is in excellent condition today.

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The living area of

the main house is 151 m². On the ground floor there is an entrance hall, a bathroom and one bedroom. The central part of the home is a cozy living room with a stove, which creates a warm and cozy atmosphere during the colder months.
Below there is a fully equipped kitchen and dining room with access to a covered terrace, sundeck and swimming pool.
A stone staircase leads to the first floor where there are two spacious bedrooms, each with its own bathroom, while one of them also has a dressing room. On the first floor there is also a covered terrace with a beautiful open view of the sea and the surrounding landscape and the Alps.

A separate studio apartment with its own entrance and a fenced yard gives this property special value, which offers future owners numerous possibilities for use. The apartment consists of a hallway, living room with a sleeping area, kitchen and bathroom. A beautiful fireplace gives the space a special charm that creates a pleasant Mediterranean atmosphere throughout the year.
The apartment opens onto a paved courtyard decorated in an authentic Mediterranean style, where there is a brick fireplace or summer kitchen, ideal for socializing with family and friends, as well as a practical garden house.

For additional comfort, each room is equipped with air conditioning for heating and cooling, while the bathrooms have underfloor heating.
The house also has a fireplace and chimney, two storage rooms, electric shutters and a video surveillance system.
It also has 3 parking spaces.

In addition to being a family home, the property has also proven to be an excellent investment. The owners have been successfully operating in tourist rentals for six years and have achieved very good results and guest satisfaction, which allows the future owner to continue the already established business.
energy class: "B "
This property represents a rare opportunity to purchase a home that offers peace, privacy, sea views and a quality lifestyle, with the added value of a separate apartment and proven potential for tourist rentals.