



Code :	02267
Location :	Poreč
Building size :	101.45 m2
Lot size :	447 m2
Distance from city :	3000 m
Distance from sea :	3500 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 0
Year of construction :	2026
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Furnished :	Yes
Depository :	Yes

Price : 2.200 €

N1

Modern single-storey house with heated pool – long-term rental, only 4 km from Poreč

A high-quality, newly built semi-detached house, located in a prime and quiet location just 3 km from Poreč, ideal for long-term rental.

The house is located on its own plot of 447 m² and offers the perfect combination of modern design, comfort and functionality. Thanks to the ground-floor layout, the layout of the rooms is extremely practical and adapted to everyday life.

The living area of

101.45 m² consists of an entrance hall and a spacious open space living area that combines a modern kitchen, dining room and living room. Large glass surfaces ensure plenty of natural light throughout the day, while the living area opens onto a large covered terrace of 20 m², ideal for morning coffee, relaxation or al fresco dining.

The house has three bedrooms, with each room having its own exit to the courtyard, which gives the space an additional connection to nature and a feeling of spaciousness. There is also a modern bathroom, with storage and laundry room.

ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

A special advantage of this property is the private landscaped yard with a heated pool of 30 m², which is an ideal location.

For maximum comfort throughout the year, the house is equipped with underfloor heating in all rooms, which covers the entire house, and the heating system is powered by a quality heat pump.

Additional air conditioning is provided by air conditioners

Mosquito nets are installed on all windows, which further increases comfort during the warmer months.

This property represents an excellent opportunity for those looking for a quality and modern home for long-term rental, in a quiet environment, and at the same time just a few minutes drive from Poreč, the sea, beaches, shops, schools and all amenities necessary for everyday life.

Long-term rental.

Excellent location - only 3 km from Poreč.

New construction.

3 bedrooms.

Private heated pool 30 m².

Underfloor heating heat pump.