



<b>Code :</b>	02145
<b>Location :</b>	Poreč
<b>Building size :</b>	160 m <sup>2</sup>
<b>Lot size :</b>	806 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	17000 m
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

Price : 749.000 €

Istria, Poreč surroundings

Attractive house with pool and garage in a peaceful setting

This modern single-storey house of 160 m<sup>2</sup> is located in a quiet area near Poreč, on a spacious plot of 806 m<sup>2</sup>.

The layout includes an entrance hall, three bedrooms each with its own bathroom, a guest toilet, and an additional room that can serve as a fitness/wellness space or a fourth bedroom. The heart of the home is a bright and spacious living room with a dining area and open-plan kitchen.

From the living room, you access a large covered terrace with a pergola, sun deck, and a heated pool of 32.5 m<sup>2</sup> – perfect for outdoor enjoyment.

A practical garage with direct access adds great value to the property.

The house features underfloor heating with a Bosch heat pump, thermostats in every room, and air conditioning for year-round comfort.

High-quality fittings include Duravit sanitary ware, electric aluminum shutters, mosquito screens, electric gate, and 15 cm thermal façade insulation.

Property registered under a company

High-quality new construction with modern features



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*Real Estate*

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□ Ideal as a family home or rental investment

Don't miss this opportunity - your dream home awaits!