



PARENTIUM PREMIUM
Real Estate

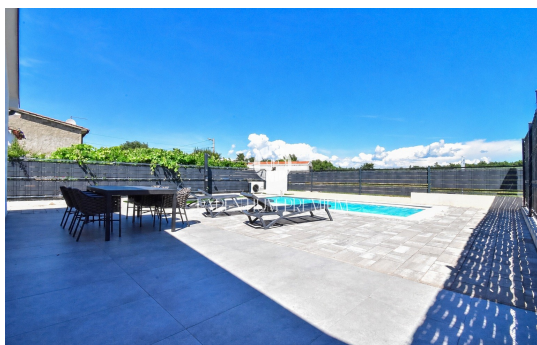
PARENTIUM REAL ESTATE

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| | |
|-----------------------------------|----------------------|
| Code : | 02369 |
| Location : | Poreč |
| Building size : | 80.21 m ² |
| Lot size : | 200 m ² |
| Distance from center : | 5000 m |
| Distance from sea : | 5000 m |
| Number of rooms : | 4 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 2 |
| Swimming pool : | Yes |
| Parking : | Yes |
| Underfloor heating : | Yes |
| Air conditioning heating : | Yes |
| Year of construction : | 2025 |
| Energy efficiency : | Not specified |

Price : 399.000 €

Istria, Poreč area – Modern new-build single-storey house with heated pool and landscaped garden

In a peaceful and pleasant location in the surroundings of Poreč, a modern new-build single-storey house is for sale, ideal for anyone looking for a functional home for family living, holidays, or a quality investment for tourist rental.

The house has a net living area of 80.21 m², while an additional special value is provided by the landscaped garden of 200 m² with a heated pool, sunbathing area, and space for pleasant outdoor living. The spacious terrace connects beautifully with the outdoor area, creating an ideal place for relaxation, socializing, and enjoying the warmer months.

The interior of the house has been designed in a practical and modern way. It consists of an entrance hallway, a kitchen with dining area and an open-plan living room, with direct access to the terrace and landscaped garden. The sleeping area includes three bedrooms, one of which has its own bathroom and access to the garden, while an additional bathroom is intended for the other two bedrooms and guests.

Underfloor heating and air-conditioning units ensure a pleasant temperature throughout the year. The house is equipped with aluminium joinery with shutters, quality floor coverings, and carefully selected furniture, giving the entire space a modern and elegant impression.

The property includes two parking spaces.

Thanks to its peaceful location, contemporary design, heated pool, 200 m² garden, and practical layout, this single-storey house represents an excellent opportunity to purchase an attractive home in Istria or a secure



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investment for tourist rental.