



PARENTIUM PREMIUM
Real Estate

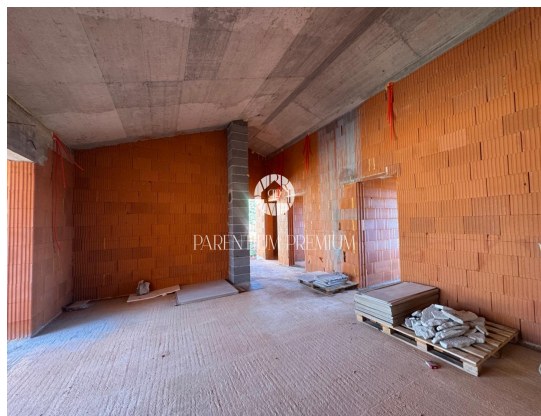
PARENTIUM PREMIUM REAL ESTATE

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Code :	02469
Location :	Poreč
Building size :	108 m ²
Lot size :	450 m ²
Distance from center :	0 m
Distance from sea :	10000 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 400.000 €

In the quiet village of Kaštelir, just 10 km from Poreč and the first beaches, a modern semi-detached ground floor house is for sale, ideal for year-round living, vacationing in Istria, or as an investment for tourist rentals.

The house has 108.10 m² of living space and is situated on a plot of 450 m².

It features a very functional layout with an emphasis on comfort and an open living area. The house consists of a spacious living room connected to the kitchen and dining area, three bedrooms, and two bathrooms. From the living area, there is access to a covered terrace and the accompanying yard.

For a comfortable stay throughout the year, underfloor heating is provided throughout the house, while the bedrooms will be air-conditioned. The living room also includes a chimney with the possibility of installing a fireplace or stove later.

The stated price refers to a fully completed property on a "turnkey" basis, without furniture. The buyer thus acquires a finished and move-in-ready house, without the need for additional construction and finishing works, while interior decoration can be tailored to their own desires and style.

Kaštelir offers all the necessary amenities for everyday life, while the proximity to Poreč, the sea, and the highway ensures excellent connectivity with the rest of Istria.

An excellent opportunity to purchase a new family home in Istria, a vacation house, or a property for tourist rentals.