



<b>Code :</b>	02760
<b>Location :</b>	Poreč
<b>Building size :</b>	140.00 m <sup>2</sup>
<b>Plot size :</b>	521 m <sup>2</sup>
<b>Garden size :</b>	521 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from see :</b>	5000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Sea View :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2024
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 650.000 €

In an attractive and peaceful location, just 5 km from Poreč and the sea, this modern detached house of recent construction is situated. With a total area of 140 m<sup>2</sup> and built on a 521 m<sup>2</sup> plot, it offers the perfect blend of comfort, functionality, and Mediterranean lifestyle.

The house spreads over two floors – ground floor and first floor – and consists of three bedrooms, three bathrooms, an additional guest toilet, and a spacious open-plan living area with kitchen, dining room, and living room that opens onto a covered terrace.

In the yard, there is a swimming pool with a sunbathing area, a summer kitchen ideal for outdoor living, and private parking.

The house is equipped with the first phase of underfloor heating and air conditioning.

Located in a quiet urban setting – only 1 km from all essential amenities (shops, restaurants, school, etc.) – this property is an excellent choice for both year-round living and tourist rental.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.