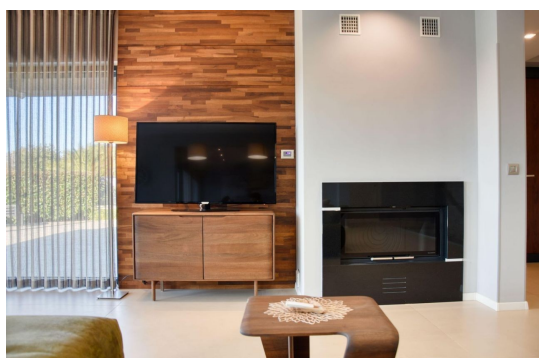




Code :	02789
Location :	Poreč
Building size :	250.00 m2
Plot size :	393 m2
Garden size :	393 m2
Distance from center :	1400 m
Distance from see :	500 m
Numer of floors :	2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Swimming pool :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Sat/Tv :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Fireplace :	Yes
Air conditioning :	Yes

Price : 1.050.000 €

For sale is a modern luxury house located in an attractive and quiet area of Poreč, just 500 meters from the nearest beautiful beaches and 1.4 km from the city center. The house has a total area of 250 m² on a 393 m² plot, offering the perfect combination of privacy, comfort, and proximity to all amenities.

The ground floor features a spacious open-plan living room with a kitchen and dining area, furnished with high-end designer furniture. The kitchen, with an island and large glass walls, provides stunning views of the terrace and pool. The ground floor also includes a storage/wardrobe room, guest toilet, and a wood-burning fireplace, creating a warm and cozy atmosphere.

On the first floor are three elegant bedrooms, each with its own bathroom and shower. Two private terraces provide peace and perfect conditions for relaxation and enjoying the view.

The outdoor area is designed for complete enjoyment: a pool with a spacious terrace and sunbathing area, a covered terrace for outdoor dining, and a barbecue area for pleasant moments with family and friends. On the rooftop terrace, there is a jacuzzi with panoramic sea views – an ideal spot to relax and enjoy the sunset.



HABITARE REAL ESTATE

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The basement houses a wellness area with a sauna, shower, and fully equipped fitness section, making this home a true retreat for relaxation, exercise, and rejuvenation.

The house is equipped with modern heating and cooling systems – underfloor heating, air conditioning, and fan coils, along with a wood-burning fireplace. Every room is functionally designed for maximum comfort and luxurious living throughout the year.

This luxurious and elegant property combines modern design, top comfort, and an ideal location, making it a perfect choice for seaside living or a quality investment in holiday rentals.

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.