



Code :	02827
Location :	Poreč
Building size :	136.00 m ²
Distance from center :	200 m
Distance from see :	400 m
Numer of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2020
Air conditioning :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes

Price : 499.000 €

Near Poreč, only approx. 400 m from the sea, a modern house with a total living area of 136.60 m² is for sale, situated in an excellent location in a peaceful Istrian village. Thanks to its contemporary design, high-quality furnishings and functional layout, this property is an ideal choice for year-round living, a holiday home or a rental investment.

The house extends over three floors. The ground floor comprises a spacious living room, kitchen with dining area, guest toilet and two storage rooms. The first floor offers two bedrooms, a hallway and a modern bathroom, while the top floor features a master bedroom with an en-suite bathroom and access to a spacious terrace, perfect for relaxing.

The property also includes a ground-floor terrace, a landscaped courtyard and a private parking space. The house is fully furnished and equipped with underfloor heating throughout and air conditioning, ensuring maximum comfort in every season.

The sea and beautiful beaches are only about 400 metres away, while restaurants, shops, promenades, cycling paths and all essential amenities are within easy reach. Owing to its excellent location, proximity to the sea and high-quality construction, this property represents an outstanding investment opportunity, ideal for both tourist rentals and comfortable family living on the western coast of Istria.

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



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: habitare.hr

Tel: +385 52 433 801 | Mob: +385 98 411 430

payment of the commission, all in accordance with the Real Estate Brokerage Act.