



Code :	00107
Location :	Poreč
Building area :	200 m ²
Land area :	906 m ²
Distance from the center :	17000 m
Distance from the sea :	17000 m
Orientation :	South
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price 699.000 €

In a peaceful location, on the edge of the construction zone and just 17 km from Poreč and the sea, there is a uniquely designed house with a swimming pool.

The house spans 200 square meters and is built on a plot of 906 square meters. The space exudes warmth and nature, thanks to details like live moss, birch tree trunks, and shades of green that make every corner vibrant and calming.

The open floor plan and south-facing orientation ensure an abundance of natural light throughout the day, both inside the house and in the garden area.

The house consists of a basement, ground floor, and first floor. The basement features a gym, play area, wellness room, a bathroom with a shower, a technical room for the pool, and a storage cellar. The ground floor offers a spacious entrance hallway, a bathroom, and two bedrooms, one of which has a private bathroom. The open space concept of the living room, dining area, and kitchen provides an unobstructed view of the



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pool and access to an outdoor terrace with a pergola, sunbathing area, and a pool measuring 9 m x 3.85 m.

On the first floor, there is an office or library, a bathroom, a technical room, and a spacious master bedroom with a walk-in closet and balcony, offering a beautiful view of the sea and surrounding nature.

High-quality ALU joinery with triple glazing, electric shutters, and vinyl flooring with a 35-year warranty ensure durability and comfort, while the entire house is insulated with 16 cm of Styrofoam. Heating and cooling are provided by top-of-the-line Fujitsu air conditioners.

The house is currently functioning as a tourist rental but is also a perfect choice for year-round living.

For more information or to arrange a viewing, please feel free to contact us.