



Code :	00290
Location :	Poreč
Building area :	160 m ²
Land area :	762 m ²
Distance from the center :	2000 m
Distance from the sea :	12000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes

Price **850.000 €**

For sale is a beautiful family-tourist house located in a newly formed residential zone, on a plot of land measuring 762 m². The house is situated in a peaceful environment among six luxury villas and offers a quality and comfortable stay in an exceptional location.

The house consists of a ground floor and an upper floor. On the ground floor, there is a spacious living room with a dining area and kitchen, leading out to a covered terrace and pool. Adjacent to the kitchen is a pantry, while the living room features a planned chimney for a fireplace. The ground floor also includes a separate toilet with a sink, a large bedroom with an en-suite bathroom, and a technical room with outdoor access.

The upper floor has three spacious bedrooms, each with its own bathroom, and two of them have access to a terrace with a stunning view. An additional room on the upper floor is designated for a laundry room or storage.

The outdoor space includes a summer kitchen and a technical room for pool maintenance. The yard is fenced, and in front of the house, there is parking space for 2 to 3 cars.

The house is equipped with air conditioning in every room, underfloor heating, bathroom radiators, a heat pump, and a solar system. All bathrooms are designed in a modern style, featuring concealed cisterns, wall-hung toilets, and built-in faucets from the renowned brand Hansgrohe.



CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

The property is being sold in a rough construction phase, with the external joinery already installed, at a price of €275,000. There is the possibility of negotiating additional works, including custom furniture and other finishing elements. The price for a fully completed house is €575,000.

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