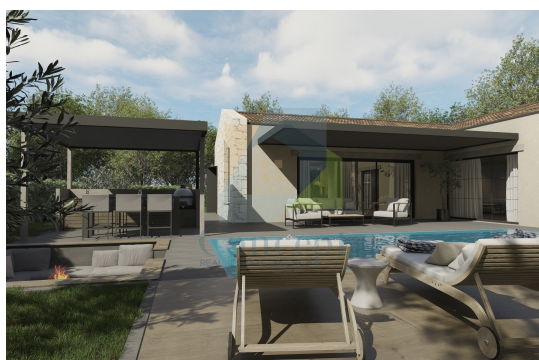




Code :	00037
Location :	Poreč
Building area :	150 m ²
Land area :	735 m ²
Distance from the center :	4000 m
Distance from the sea :	4000 m
Orientation :	South
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of parking spaces :	2
Private pool :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2026
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	800.000 €
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We are selling a house located in a peaceful environment, just 4 km from Poreč and a few minutes' drive from the main highway, ensuring excellent connectivity to all necessary amenities. The location is ideal for a quiet family life or as an investment in a vacation property in one of the most desirable areas of Istria.

The house sits on a plot of 735 m² and has a living space of 150 m². It is surrounded by greenery that provides privacy, and the outdoor area includes a pool, sun terrace, lounge zone, and an outdoor kitchen. This space is designed for maximum enjoyment outdoors, whether for family gatherings, relaxation, or entertaining friends.

The interior of the house is arranged to meet modern needs for space and functionality. It consists of three bedrooms, each with its own bathroom, a spacious living room, dining area, and a modern kitchen. Large glass surfaces ensure plenty of natural light and offer beautiful views of the surrounding nature.

The house is sold completed, turnkey, without furniture, allowing future owners the opportunity to decorate according to their own taste. This property represents the ideal combination of



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functionality, privacy, and proximity to all necessary amenities.

The price includes VAT, so the buyer does not pay property transfer tax.

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