



Code :	00601
Location :	Poreč
Building area :	250 m ²
Land area :	393 m ²
Distance from the center :	1400 m
Distance from the sea :	500 m
Orientation :	West
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.050.000 €**

For sale is a modern luxury house located in an exceptional location, just 500 meters from the nearest beautiful beaches and 1.4 kilometers from the center of Poreč. The house has a total area of 250 m² and is situated on a plot of 393 m².

On the ground floor, there is a spacious open-plan living room with a kitchen and dining area, furnished with high-end designer furniture.

The kitchen features an island and large glass walls that provide a view of the terrace and the pool. The ground floor also includes a storage room/wardrobe, a guest toilet, and a wood-burning fireplace that adds warmth and a cozy atmosphere.

On the first floor, there are three bedrooms, each with its own



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

bathroom and shower, as well as two terraces that offer peace and privacy.

The outdoor space is designed for complete enjoyment, with a pool surrounded by a terrace and sunbathing area, a covered terrace for outdoor dining, and a barbecue.

On the large rooftop terrace, there is a jacuzzi with a sea view, the perfect spot for relaxation and enjoying sunsets.

In the basement, there is a wellness area equipped with a sauna, shower, and a fully equipped fitness section, making the house a true retreat for rest and regeneration.

The house is equipped with modern heating and cooling systems - underfloor heating, air conditioning units, fan coils, and a wood-burning fireplace.

This elegant and functional property offers top comfort, modern design, and an ideal location, making it a perfect choice for luxury seaside living or an excellent investment for tourist rentals.

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