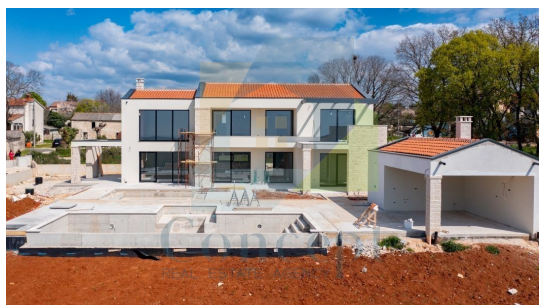
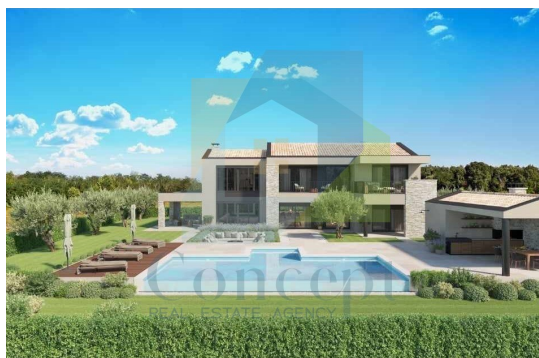




Code :	00199
Location :	Poreč
Building area :	250 m ²
Land area :	1408 m ²
Distance from the center :	3000 m
Distance from the sea :	17000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	2
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	3
Private pool :	Yes
Terrace :	Yes
Loggia :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.390.000 €

In a peaceful location at the edge of the building zone, a detached house with a stunning view of the sea and surrounding nature is for sale. The house is situated on a plot of land measuring 1,408 m², with a total living area of 250 m² spread over two levels.

The ground floor features an entrance hall, hallway, guest toilet, laundry room, and technical room. The spacious living room is connected to a modern kitchen and dining area and has access to a sun terrace with an infinity pool and jacuzzi. Also on this level is a bedroom with an en-suite bathroom and direct access to the terrace.

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



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bathroom and access to a private terrace. An additional comfort is provided by a sauna located on the same level.

The property also includes an auxiliary building – a covered outdoor kitchen with a socializing area and an additional toilet, ideal for outdoor living during the warmer months.

The house is built with high-quality materials. In the living area, a three-layer oak parquet floor is installed, while premium quality ceramics are used in the hallways, bathrooms, and outdoor areas. Triple-glazed windows are fitted, along with underfloor heating powered by a heat pump and preparations for solar panels. Quality thermal insulation ensures a comfortable climate and energy efficiency throughout the year.

This property offers a combination of comfort, privacy, and living in a natural environment with breathtaking views.

If you would like more information or to arrange a viewing, please feel free to contact us.