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|-------------------------------------|-----------------------|
| <b>Code :</b>                       | 00597                 |
| <b>Location :</b>                   | Poreč                 |
| <b>Building area :</b>              | 161.81 m <sup>2</sup> |
| <b>Land area :</b>                  | 979 m <sup>2</sup>    |
| <b>Distance from the center :</b>   | 200 m                 |
| <b>Distance from the sea :</b>      | 10000 m               |
| <b>Orientation :</b>                | South                 |
| <b>Number of floors :</b>           | 2                     |
| <b>Number of bedrooms :</b>         | 4                     |
| <b>Number of rooms :</b>            | 5                     |
| <b>Number of bathrooms :</b>        | 3                     |
| <b>Number of toilets :</b>          | 1                     |
| <b>Storage room :</b>               | Yes                   |
| <b>Sea view :</b>                   | Yes                   |
| <b>Parking :</b>                    | Yes                   |
| <b>Private pool :</b>               | Yes                   |
| <b>Terrace :</b>                    | Yes                   |
| <b>Air conditioning :</b>           | Yes                   |
| <b>Heat pump :</b>                  | Yes                   |
| <b>Underfloor heating :</b>         | Yes                   |
| <b>Year of construction :</b>       | 2026                  |
| <b>Condition :</b>                  | Under construction    |
| <b>Ownership certificate :</b>      | Yes                   |
| <b>Building permit :</b>            | Yes                   |
| <b>Electricity infrastructure :</b> | Yes                   |
| <b>Water infrastructure :</b>       | Yes                   |
| <b>Sewerage infrastructure :</b>    | Yes                   |

**Price** 795.000 €

In a peaceful and picturesque location near Poreč, just 10 km from the nearest beaches, a luxurious house with an unobstructed sea view is for sale.

The house is situated on a plot of 979 m<sup>2</sup> on a gentle west-facing slope, with a net living area of 161.81 m<sup>2</sup> spread over two floors. The ground floor includes an entrance hall, a guest toilet, a technical room and a boiler room, a bedroom with an en-suite bathroom, and a spacious open-plan living area with a kitchen, dining room, and living room, leading out to a covered terrace connected to a sunbathing area and a pool (4 x 8 m).

On the upper floor, there are three bedrooms, each with its own terrace and sea view. The master bedroom has an en-suite bathroom, while the other two share a common bathroom.



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The outdoor area is designed in a Mediterranean style, featuring a pool with heating preparation, a summer kitchen, an irrigation system, and covered parking for multiple vehicles.

The house is built in a traditional Istrian style with a stone façade, complemented by a modern interior and a high level of comfort. Underfloor heating via a heat pump and a fan-coil cooling system ensure a pleasant stay throughout the year. The property is connected to the municipal water supply and sewage system.

At this stage of construction, the future owner can choose finishing materials and customize the interior according to their preferences. The completion of the work is planned for the end of 2026.

This property is ideal for a peaceful family life or as an investment for tourist rental.

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