



<b>Code :</b>	01307
<b>Location :</b>	Vrsar
<b>Building size :</b>	112 m <sup>2</sup>
<b>Lot size :</b>	250 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	300 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+

**Price :** 550.000 €

Istria, Poreč, Funtana

An attractive terraced house just 300 meters from the sea and beautiful beaches, along a promenade stretching from Vrsar to Poreč. This high-quality modern house offers comfort and everything needed for a comfortable and quality lifestyle. It spans two floors, with the ground floor featuring a kitchen, dining area, spacious living room, bathroom, and a utility room/storage. The 250 m<sup>2</sup> yard includes a lovely terrace and a stone-clad summer kitchen. The first floor has two bedrooms, one of which opens onto a large covered terrace, and an additional bathroom. The house is equipped with underfloor heating throughout, with individual room temperature control, and a heat pump providing optimal climate through fan coil units.

All amenities essential for year-round living and numerous summer attractions and tourist facilities are nearby.

Due to its exceptional location and quality construction, this property represents an ideal investment for family living or tourist rental in a beautiful environment near the sea.