**PARENTIUM NEKRETNINE**
**Bračka 41, 52440 Poreč**
**mail: info@parentium-nekretnine.com**
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| **Code :** | 01361 |
| **Location :** | Poreč |
| **Building size :** | 220 m2 |
| **Lot size :** | 618 m2 |
| **Distance from center :** | 60000 m |
| **Distance from sea :** | 5000 m |
| **Number of floors :** | 2 |
| **Number of rooms :** | 5 |
| **Number of bedrooms :** | 3 |
| **Number of bathrooms :** | 3 |
| **Swimming pool :** | Yes |
| **Parking :** | Yes |
| **Basement :** | Yes |
| **Electric heating :** | Yes |
| **Underfloor heating :** | Yes |
| **Air conditioning heating :** | Yes |
| **Fan coil heating :** | Yes |
| **Year of construction :** | 2021 |
| **Energy efficiency :** | A+ |

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|---|---|
| Price : | 1.250.000 € |

Istria, Poreč

For sale is this beautiful modern house located on the edge of a construction zone, just a few kilometers from the beautiful town of Poreč and near the sea. The house is surrounded by a beautifully landscaped lawn and fenced. On the ground floor there is a spacious living room, an elegant dining room and a fully equipped kitchen, a bathroom and a storage room. On the first floor there is a master bedroom with its own bathroom, and two additional comfortable bedrooms and a bathroom in the hallway. All three bedrooms have access to a large terrace with a view of the countryside. From the first one you can reach the swimming pool by external stairs.
A special highlight is the roof terrace with a jacuzzi, a sundeck and a seating area, which offers a view of the sea and is the perfect place to relax while watching the sunset.
When decorating and furnishing the house, the owners paid attention to every detail. The house is equipped with designer furniture and is being sold as such.
The heating in the house is provided by underfloor heating on the ground floor, while the bedrooms upstairs are heated by a heat pump. The bedrooms are also equipped with air conditioning.
From the living room there is access to the covered terrace and to the yard, where there is a spacious, irregularly shaped swimming pool with sea water, a summer kitchen with a fireplace and a sunbathing area.
The house offers complete privacy and peace.
To view this property, feel free to contact us!
Real estate agent

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