

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13492
Location :	Poreč
Building size :	210 m2
Lot size :	1070 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.287.000 €

Luxury house with wellness, swimming pool, and spacious outdoor area.

For sale is a quality-built and top-equipped house with a total area of 210 m², located on a large landscaped plot of 1070 m². The property spans three levels – basement, ground floor, first floor, and second floor – and offers complete comfort for family living or a luxurious vacation.

In the basement/ground floor of the house, there is a tavern and fireplace, a wellness area (sauna, jacuzzi), a gym, and a covered terrace. Stairs lead to the main entrance, where there is another covered terrace. The living space also includes a spacious living room, a kitchen with a dining area, 4 bathrooms, and 4 bedrooms. On the beautifully landscaped outdoor area, there is a swimming pool and covered parking for two vehicles.

Additional features:

- Underfloor heating throughout the house
- Swimming pool
- Two covered terraces
- Covered parking spaces for two vehicles
- Landscaped yard ideal for relaxation and socializing
- Access to the main entrance via stairs
- Privacy, tranquility, and proximity to all amenities

The house is ideal for those seeking a high level of comfort, privacy, and luxury, and due to its layout and additional features, it is also an excellent investment for tourist rentals.



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