

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	13565
Location :	Poreč
Building size :	168 m2
Lot size :	350 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 599.999 €

For sale is a modern new building in the Žbandaj neighborhood, just a few minutes' drive from Poreč. Located in a quiet area surrounded by greenery, this property offers complete privacy, a beautiful sea view, and a functional layout, ideal for family living, multiple generations, or tourist rental.

Living area: 168 m²

Yard: 350 m²

The house consists of two separate residential units:

Ground floor: Apartment with 2 bedrooms, living room, kitchen, and bathroom.

First and second floor: Duplex apartment with 3 bedrooms, spacious living room with a fireplace, kitchen and dining area, with access to a terrace offering an open sea view.

Key features:

- Open panoramic view of the sea and nature
- Large glass walls that allow plenty of natural light
- Modern architecture and design
- Fireplace in the living room for added comfort
- Privacy, tranquility, and proximity to all essential amenities

This property perfectly combines contemporary style, functionality, and a prime location – it is ideal for a family home, a two-family house, or as an investment for tourist rental.

For more information, please