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Code :	14027
Location :	Poreč
Building size :	250 m2
Lot size :	393 m2
Garden size :	0.00 m2
Distance from center :	1400 m
Distance from sea :	500 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2022

Price : 1.050.000 €

For sale is a modern luxury house with a total area of 250 m², situated on a well-maintained plot of 393 m².

The ground floor of the house is designed as a spacious open concept that combines the living room, kitchen, and dining area, furnished with high-end designer furniture. The kitchen features an island and large glass walls that allow for plenty of natural light and direct access to the terrace and pool. On the same level, there is a storage/wardrobe, a guest toilet, and a wood-burning fireplace that adds warmth and a cozy atmosphere to the space.

On the first floor, there are three bedrooms, each with its own bathroom and shower, as well as two terraces that provide peace and privacy.

The outdoor area is designed for complete enjoyment and relaxation – a pool surrounded by a terrace and sunbathing area, a covered terrace for outdoor dining, and a barbecue.

A special attraction of this property is the spacious rooftop terrace featuring a jacuzzi with a sea view, making it the perfect place to relax and enjoy sunsets.

In the basement, there is a luxurious wellness area equipped with a sauna, shower, and a fully equipped fitness section, turning the house into a true retreat for rest and regeneration.

The house is equipped with modern heating and cooling systems – underfloor heating, air conditioning units, fan coils, and a

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wood-burning fireplace, ensuring a high level of comfort throughout the year.

It is located in an exceptional location, just 500 m from beautiful beaches and 1.4 km from the center of Poreč. This elegant and functional property offers top-notch comfort, contemporary design, and an outstanding location, making it an ideal choice for luxurious seaside living or as an excellent investment for tourist rental.

For more information, please