ISTRIA ADRIA
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Code :	14524
Location :	Poreč
Building size :	150 m2
Lot size :	60 m2
Garden size :	0.00 m2
Distance from center :	6000 m
Distance from sea :	6000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2023

Price :	345.000 €

For sale is a modern duplex holiday home located near Poreč. The house has a total area of 150 m², along with a 20 m² balcony and a fenced yard of 60 m². It features a heated pool measuring 6x3 m, heated by a heat pump.

Ground floor:
- Modernly furnished with epoxy resin flooring
- Living room with kitchen and dining table for 8 people
- View of the pool from the dining area, which can be opened to the outside
- Bathroom with toilet
- Laundry room

1st floor:
- 2 bedrooms
- 1 bathroom with toilet
- Each room has access to a large balcony overlooking the pool

2nd floor:
- Gallery of 40 m² with two double beds

The house is categorized for accommodation of 8 people and has 3 stars, with a high number of overnight stays during the season. It is fully equipped, all furniture is new, allowing for immediate occupancy or continuation of rental without the need for additional investments. The ground floor features electric underfloor heating.

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In front of the house, there is one parking space.

Excellent location, just 3 km from the center of Poreč.