**ISTRIA ADRIA**
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|---|---|
| **Code :** | 14963 |
| **Location :** | Poreč |
| **Building size :** | 75 m2 |
| **Lot size :** | 100 m2 |
| **Garden size :** | 0.00 m2 |
| **Distance from center :** | 7000 m |
| **Distance from sea :** | 5000 m |
| **Number of floors :** | 1 |
| **Number of bedrooms :** | 3 |
| **Number of rooms :** | 3 |
| **Number of bathrooms :** | 2 |
| **Parking :** | Yes |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | A+ |
| **Year of construction :** | 2025 |

Price : 369.000 €

Modern single-story house with a heated pool near Poreč.

A beautiful, newly built single-story house is for sale, offering the perfect blend of modern design, comfort, and functionality. Located just a few minutes' drive from Poreč, this property is ideal for a peaceful family life or as an exceptional investment for tourist rentals.

The net living area of the house is 75 m², while the spacious covered terrace measures approximately 30 m². The entrance hallway leads to an open living space that combines the kitchen, dining area, and living room with access to the covered terrace. The space is bright, modern, and cozy, designed for gatherings and relaxation throughout the year.

The house features three bedrooms. The master bedroom has an en-suite bathroom and direct access to the terrace and heated pool, providing additional privacy and luxury. The other two bedrooms share a second bathroom, making the layout very practical for families or guests.

The house is built with high-quality materials and equipped with modern systems such as underfloor heating and air conditioning. Aluminum joinery with electric shutters ensures added comfort, insulation, and security.

In the landscaped yard, there is a heated pool and sunbathing area, creating the perfect corner for relaxation and an extended summer season. The property also offers two private parking

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spaces.

This modern single-story house provides everything needed for a quality life near the sea while also representing an excellent opportunity for tourist rentals.