

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15841
Location :	Poreč
Building size :	124 m2
Lot size :	334 m2
Garden size :	0.00 m2
Floor :	2
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 : 762.200 €

For sale is a new, fully furnished and equipped two-story apartment located in close proximity to Poreč, just a few minutes' drive from the city center and beautiful beaches. The property offers an impressive 124.5 m² of living space, a 334 m² private yard, a private pool measuring 8 x 4 m, a large covered terrace, and two private parking spaces.

What makes this property special is the feeling of a private house combined with the convenience of an apartment. The spacious yard surrounds the property on three sides, while the expansive living area is directly connected to the terrace, pool, and garden through multiple exits.

On the ground floor, there is an open and very spacious living area with a modern, fully equipped kitchen featuring high-quality Bosch appliances, a dining area, and a living room. This level also includes a guest toilet, a separate laundry room, and a storage room, as well as three direct exits to the yard, terrace, and pool.

Upstairs, you will find the private part of the apartment, which consists of three bedrooms and two bathrooms. The master bedroom has its own bathroom, while two of the bedrooms have access to a balcony. Each bedroom is equipped with a television.

For comfortable living throughout the year, the entire property is equipped with air conditioning and underfloor heating.

A particularly attractive feature of the property is the private yard of 334 m², designed for complete relaxation and enjoyment outdoors. It includes a private pool (8 x 4 m), a large covered terrace, an outdoor dining area, a barbecue space, an outdoor

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shower, and a sunbathing area with loungers. The property also includes two private parking spaces.

Built in 2025, the property is fully furnished and equipped, ready for use without any additional investment.

Thanks to its excellent location near Poreč, large private yard, and pool, this property represents a great choice for family living, a luxury vacation home, or a quality investment for tourist rental.

For more information and to schedule a viewing, please