LEONES REAL ESTATE
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Code :	00660
Location :	Poreč
Building size :	166 m2
Lot size :	570 m2
Distance from center :	6500 m
Distance from sea :	6500 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	6
Number of bathrooms :	3
Number of toilets :	1
Attractive location :	Yes
Arranged environment :	Yes
Swimming pool :	Yes
Conducted water :	Yes
Conducted current :	Yes
Sewerage :	Yes
Asphalted :	Yes
Finished project :	Yes
Utilities paid :	Yes
Parking :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Terrace :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2025
Condition :	Under construction
Energy efficiency :	A

Price : 590.000 €

Detached house with swimming pool in Poreč

A detached house with swimming pool in Poreč is for sale.

The completion of construction is planned for July 2026, and the house can also be purchased in the unfinished phase, which allows the future owner to fully customize the interior according to their own wishes.

The house is characterized by combinations of natural stone and warm tones of the facade, while the roof with classic tiles and covered terraces create a perfect harmony between modern

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construction and Istrian tradition.
The courtyard will be dominated by a 28 m² swimming pool and a space for relaxation and socializing with a planned outdoor kitchen and barbecue.

The ground floor consists of an entrance loggia, a spacious living room connected to the kitchen and dining room, a guest toilet, a laundry room, a bedroom with a wardrobe and a private bathroom, a machine room with external access and a covered terrace overlooking the pool

Upstairs there are two bedrooms, each with its own bathroom and the master bedroom has a walk-in closet

The total net area is 166 m².

The project provides for a heating and cooling system via a heat pump, with underfloor heating and air conditioning in all rooms.
The yard will be landscaped with grassy areas, Mediterranean plants and olive trees, with an automatic irrigation system.
The house will be fenced and will have two parking spaces and a 32m2 swimming pool.

The buyer can participate in the final stages of construction, choosing materials, colors and finishing details according to their own style.

Thanks to its attractive location and quality workmanship, this property represents an excellent opportunity for both a peaceful family life and as an investment in tourist rentals with high return potential.

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