



House Four-bedroom (5+kk)

€ 970 000 | CZK 23 609 800

244 m², Poreč, Istrian County, Poreč





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Total area	244 m²
Plot	651 m²
Foot print	277 m²
Floor area	210 m²
Terrace	34 m²
Parking	2 covered outdoor spaces
Cellar	-
PENB	A
Reference number	105346

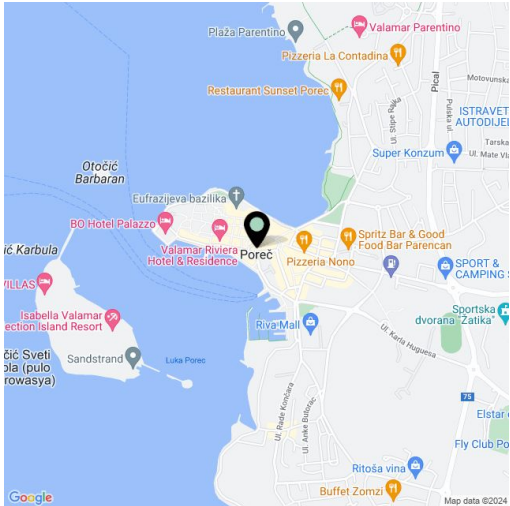
This elegant, fully equipped four-bedroom residence combines a modern design with elements of Palladian architecture. It is part of a stylish resort located in the stunning nature of the Istrian peninsula and offers a combination of highly comfortable living with the peaceful atmosphere of a picturesque Croatian development.

The ground floor of the main house consists of a spacious living room with an integrated kitchen, dining area, and a comfortable seating area. On the 1st floor are 2 comfortable bedrooms, each with its own bathroom, and a separate **covered terrace** accessible via an outdoor staircase. The upper floor consists of **a roof terrace with a beautiful view of the sea**. The outdoor area offers the use of a swimming pool, a barbecue, and a covered dining area. Adjacent to the garden is a separate **guest house** with 2 en-suite bedrooms.

Floor heating and **cooling** is provided by a heat pump, fan coil units, and air-conditioning units. The house is equipped with an intercom, and the lawn is maintained with **automatic irrigation**.

The residence is located just a 10-minute drive from the center of the **port city of Poreč**, 65 km from the Rijeka International Airport.

Floor area of the house 210 m², terrace 34 m², plot 651 m².



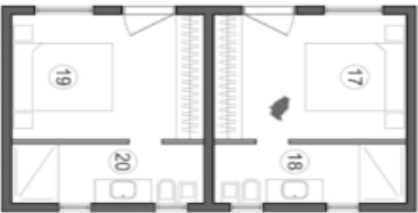
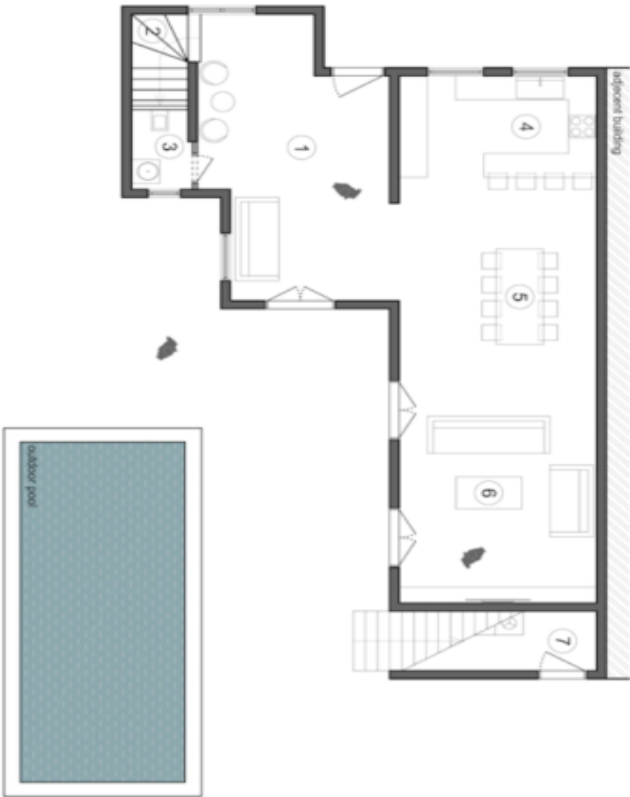


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CHRISTIE'S
INTERNATIONAL REAL ESTATE
CROATIA



Net floor area:

Main building

Ground floor	26,50 m²
1 hallway	5,91 m²
2 staircase	2,55 m²
3 toilet	13,66 m²
4 kitchen	20,70 m²
5 dining room	25,45 m²
6 living room	4,26 m²
7 technical room	

First floor

8 hallway	13,56 m²
9 bedroom A	15,10 m²
10 bathroom A	9,11 m²
11 bedroom B	27,71 m²
12 bathroom B	7,07 m²
13 covered terrace	11,41 m²
14 outer staircase A	7,28 m²

Second floor

15 outer staircase B	4,24 m²
16 roof terrace	10,78 m²

Σ Internal spaces - main building	171,58 m²
Σ external spaces - main building	33,71 m²
Σ main building	205,29 m²

Auxiliary building

Ground floor	
17 bedroom C	12,93 m²
18 bathroom C	6,06 m²
19 bedroom D	12,93 m²
20 bathroom D	6,06 m²

Σ Internal spaces - auxiliary building	37,98 m²
Σ Internal spaces	209,56 m²
Σ external spaces	33,71 m²
Σ	243,27 m²

Ground floor



0 | | | | 5m



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7 technical room	4,26 m²

First floor

8 hallway	13,56 m²
9 bedroom A	15,10 m²
10 bathroom A	9,11 m²
11 bedroom B	27,71 m²
12 bathroom B	7,07 m²
13 covered terrace	11,41 m²
14 outer staircase A	7,28 m²

Second floor

15 outer staircase B	4,24 m²
16 roof terrace	10,78 m²

Σ Internal spaces - main building	171,58 m²
Σ External spaces - main building	33,71 m²
Σ main building	205,29 m²

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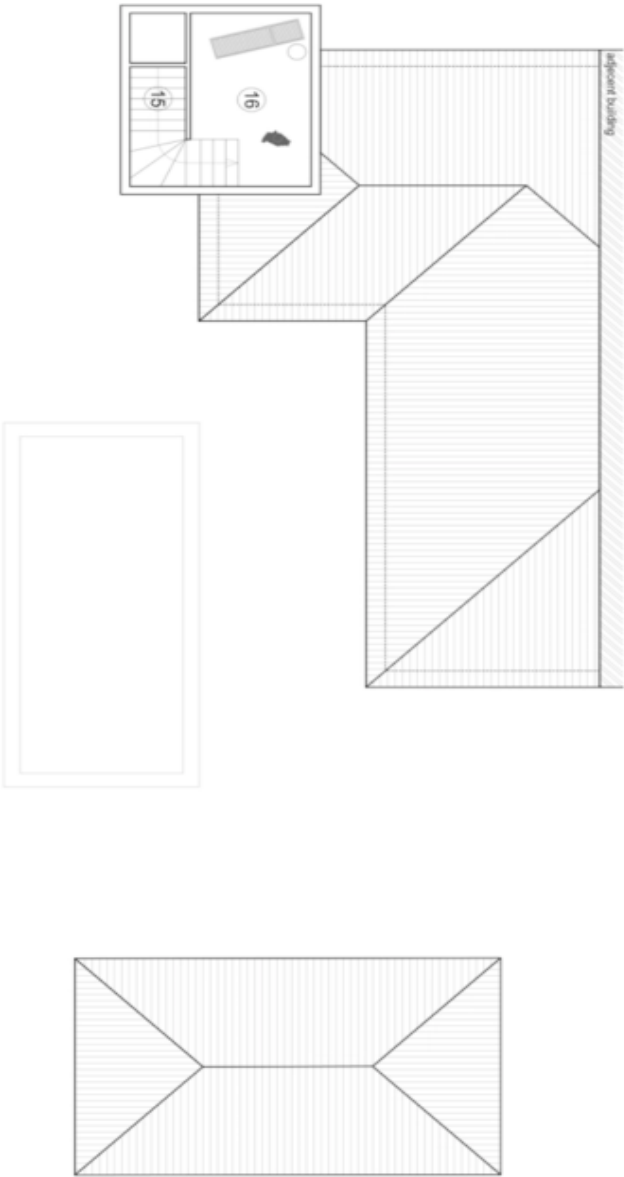


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14 outer staircase A	7,28 m²

Second floor

15 outer staircase B	4,24 m²
16 roof terrace	10,78 m²

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