



House Four-bedroom (5+kk)

€ 975 318 | CZK 24 500 000

244 m², Poreč, Istrian, Poreč





House Four-bedroom (5+kk)

€ 975 318 | CZK 24 500 000

244 m², Poreč, Istrian, Poreč

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

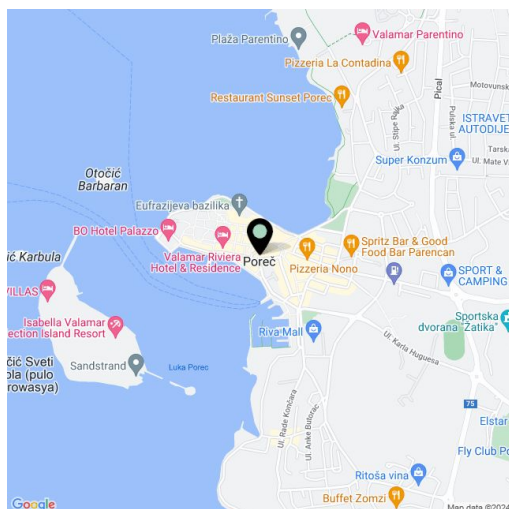
This elegant, fully equipped four-bedroom residence combines a modern design with elements of Palladian architecture. It is part of a stylish resort located in the stunning nature of the Istrian peninsula and offers a combination of highly comfortable living with the peaceful atmosphere of a picturesque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



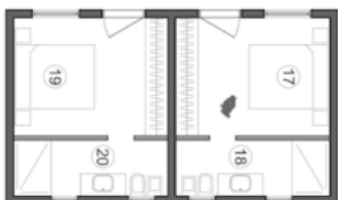
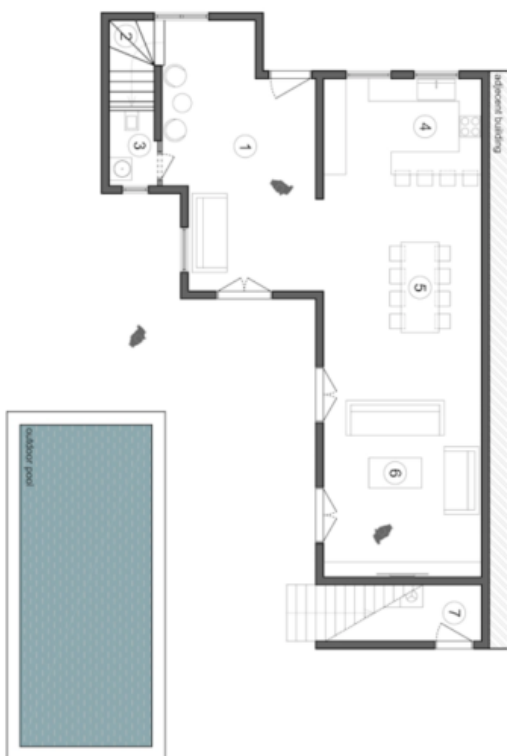


House Four-bedroom (5+kk)

€ 975 318 | CZK 24 500 000

244 m², Poreč, Istrian, Poreč

CHRISTIE'S
INTERNATIONAL REAL ESTATE
CROATIA



Net floor area:

Main building

Ground floor	26,50 m ²
1 hallway	5,91 m ²
2 staircase	2,55 m ²
3 toilet	13,66 m ²
4 kitchen	20,70 m ²
5 dining room	25,45 m ²
6 living room	4,26 m ²
7 technical room	
First floor	13,56 m ²
8 hallway	15,10 m ²
9 bedroom A	9,11 m ²
10 bathroom A	27,71 m ²
11 bedroom B	7,07 m ²
12 bathroom B	11,41 m ²
13 covered terrace	7,28 m ²
14 outer staircase A	

Second floor

15 outer staircase B	4,24 m ²
16 roof terrace	10,78 m ²

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

Auxiliary building

Ground floor	
17 bedroom C	12,93 m ²
18 bathroom C	6,06 m ²
19 bedroom D	12,93 m ²
20 bathroom D	6,06 m ²

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



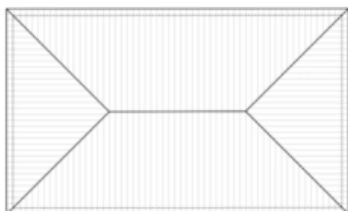


House Four-bedroom (5+kk)

€ 975 318 | CZK 24 500 000

244 m², Poreč, Istrian, Poreč

CHRISTIE'S
INTERNATIONAL REAL ESTATE
CROATIA



Net floor area:	
Main building	
Ground floor	
1 hallway	26,50 m²
2 staircase	5,91 m²
3 toilet	2,55 m²
4 kitchen	13,66 m²
5 dining room	20,70 m²
6 living room	25,45 m²
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
External spaces - main building	171,58 m²
External spaces - main building	33,71 m²
External spaces - 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
External spaces - auxiliary building	37,98 m²
Internal spaces	209,56 m²
External spaces	33,71 m²
External spaces	243,27 m²



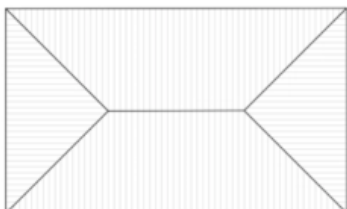
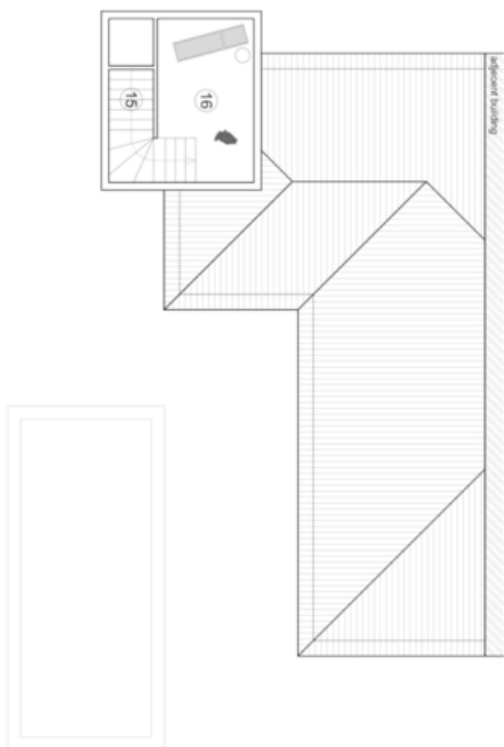


House Four-bedroom (5+kk)

€ 975 318 | CZK 24 500 000

244 m², Poreč, Istrian, Poreč

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

