



## House Four-bedroom (5+kk)

€ 976 679 | CZK 24 500 000

244 m<sup>2</sup>, Poreč, Istrian, Poreč





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

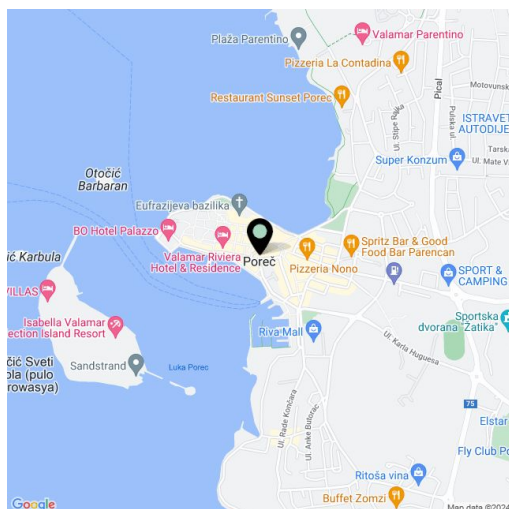
**This elegant, fully equipped four-bedroom residence combines a modern design with elements of Palladian architecture. It is part of a stylish resort located in the stunning nature of the Istrian peninsula and offers a combination of highly comfortable living with the peaceful atmosphere of a picturesque 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 m<sup>2</sup>, terrace 34 m<sup>2</sup>, plot 651 m<sup>2</sup>.



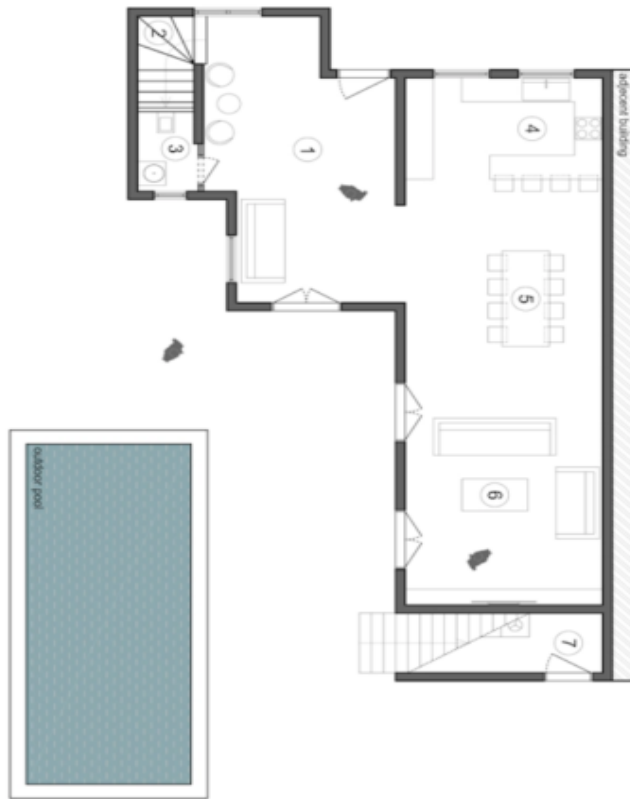


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CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
CROATIA



**Net floor area:**

**Main building**

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

**First floor**

8 hallway	13,56 m <sup>2</sup>
9 bedroom A	15,10 m <sup>2</sup>
10 bathroom A	9,11 m <sup>2</sup>
11 bedroom B	27,71 m <sup>2</sup>
12 bathroom B	7,07 m <sup>2</sup>
13 covered terrace	11,41 m <sup>2</sup>
14 outer staircase A	7,28 m <sup>2</sup>

**Second floor**

15 outer staircase B	4,24 m <sup>2</sup>
16 roof terrace	10,78 m <sup>2</sup>

Σ Internal spaces - main building	171,58 m <sup>2</sup>
Σ external spaces - main building	33,71 m <sup>2</sup>
Σ main building	205,29 m <sup>2</sup>

**Auxiliary building**

<b>Ground floor</b>	
17 bedroom C	12,93 m <sup>2</sup>
18 bathroom C	6,06 m <sup>2</sup>
19 bedroom D	12,93 m <sup>2</sup>
20 bathroom D	6,06 m <sup>2</sup>

Σ Internal spaces - auxiliary building	37,98 m <sup>2</sup>
Σ Internal spaces	209,56 m <sup>2</sup>
Σ external spaces	33,71 m <sup>2</sup>
Σ	243,27 m <sup>2</sup>



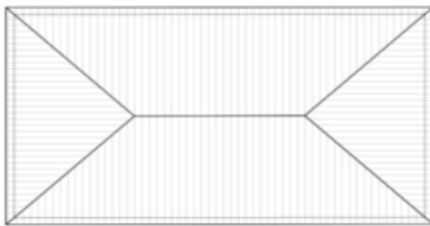


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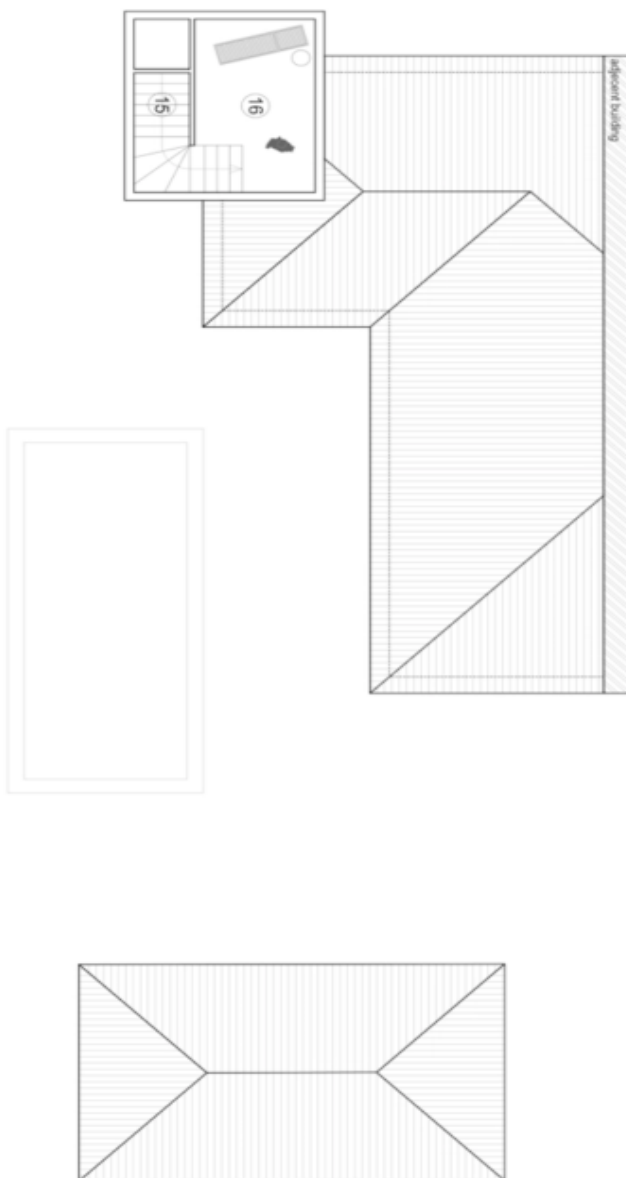




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