



House Four-bedroom (5+kk)

€ 972 029 | CZK 24 500 000

244 m², Poreč, Istrian, Poreč





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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

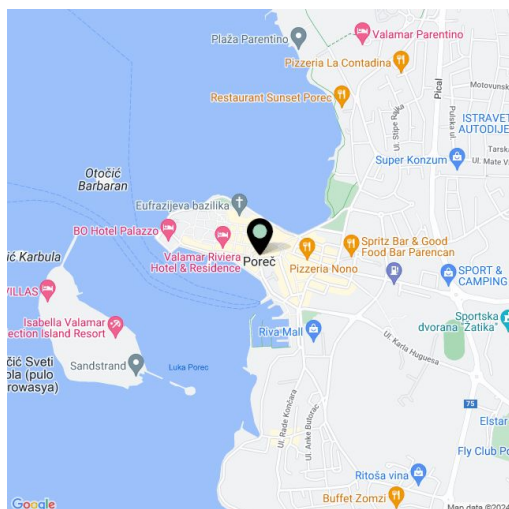
This elegant, fully equipped four-bedroom residence combines a modern design with elements of Palladian architecture. It is part of a stylish resort located in the stunning nature of the Istrian peninsula and offers a combination of highly comfortable living with the peaceful atmosphere of a picturesque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



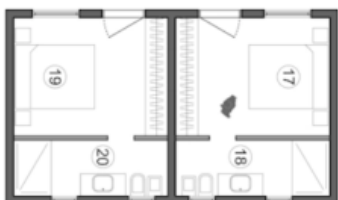
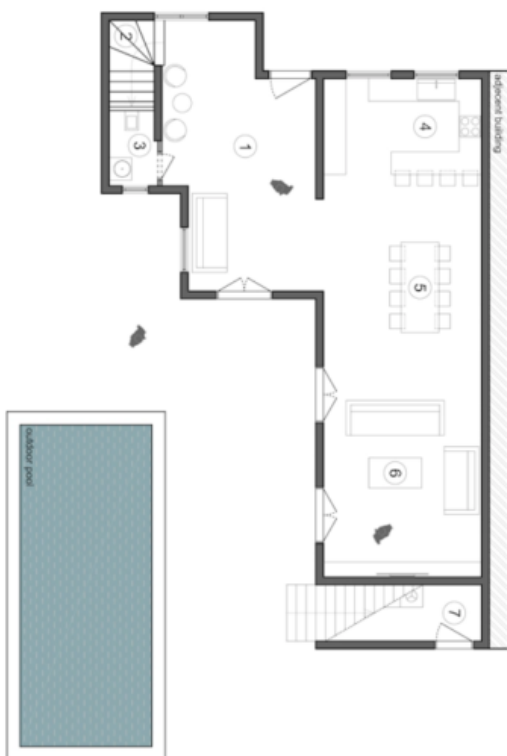


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CHRISTIE'S
INTERNATIONAL REAL ESTATE
CROATIA



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

- Σ Internal spaces - main building 171,58 m²
- Σ External spaces - main building 33,71 m²
- Σ Internal spaces - auxiliary building 205,29 m²
- Σ External spaces - auxiliary building 37,98 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 209,56 m²
- Σ External spaces - auxiliary building 33,71 m²
- Σ Internal spaces 243,27 m²
- Σ External spaces 243,27 m²



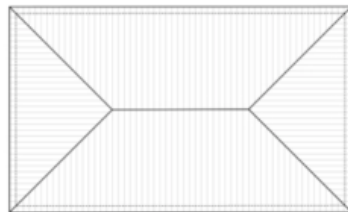


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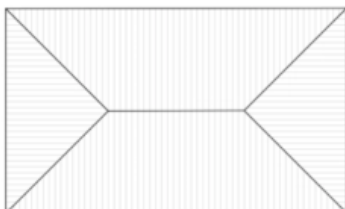
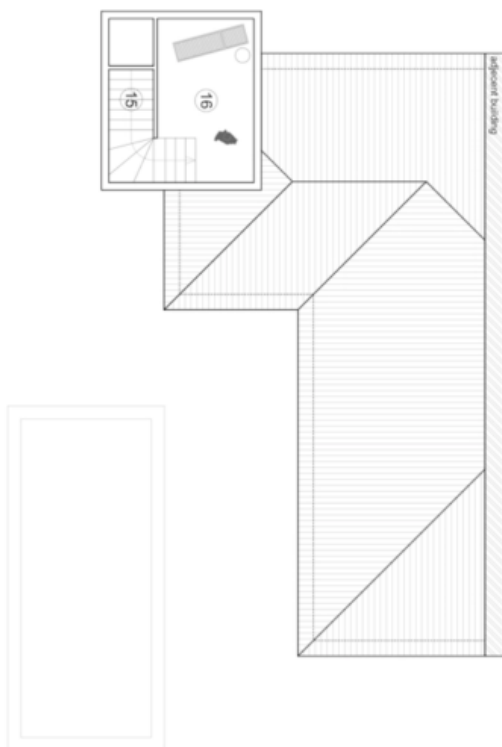


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