



DAMAC d.o.o.

**ALMA DOM INVEST**

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<b>Code :</b>	25569
<b>Location :</b>	Poreč
<b>Building size :</b>	110 m <sup>2</sup>
<b>Lot size :</b>	200 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	5000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 440.000 €

**Single-Storey House with Heated Pool – A Modern Oasis Near Poreč**

For sale is a modern, newly built single-storey house that offers top-notch comfort and elegance, located just a few minutes' drive from Poreč. This beautiful home provides the perfect blend of functionality, quality construction, and contemporary design – ideal for family living or as an investment for tourist rentals.

The net living area is 80 m<sup>2</sup>, while there is a covered terrace of approximately 30 m<sup>2</sup> in front of the living room. The entrance hallway leads to an open-concept kitchen and dining area, connected to a spacious living room with direct access to the terrace. Bright and airy spaces create a pleasant atmosphere for gatherings and relaxation throughout the year.

The house features three bedrooms. The master bedroom has access to the terrace and heated pool, as well as its own bathroom, providing a high level of privacy and comfort. The other two bedrooms share a practical second bathroom.

The property is built from quality materials and equipped with modern heating and cooling systems – underfloor heating and air conditioning...