



## Istria, Poreč: Comfortable Holiday House with Swimming Pool



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 639,220.68

### Location

Country:	Croatia
State/Region/Province:	Istria
City:	Poreč
Posted:	Feb 09, 2026

Description:

Location: Istarska županija, Poreč, Poreč.

Just a few minutes' drive from Poreč and the sea, in a peaceful and well-maintained environment without noise or traffic, a high-quality family house with a swimming pool is for sale – ideal as a comfortable home or a secure tourist investment.

The house was built in 2013 for the owner's personal use, not as a developer project, which is evident in the quality of construction, functional layout and attention to detail. It is situated on a 565 m<sup>2</sup> plot, with a total area of 208 m<sup>2</sup> including terraces and basement, while the net living area is 140 m<sup>2</sup>. The property also includes a 20 m<sup>2</sup> basement suitable for storage or a workshop.

The ground floor is designed as an open and functional living space consisting of a spacious open-plan living room connected to the kitchen and dining area, with a pantry, bathroom, laundry room and boiler room. Upstairs there are two comfortable bedrooms, a walk-in wardrobe within the master bedroom and access to a private terrace. The house is bright, pleasant to live in and suitable both for family life and tourist rental.

Special attention has been paid to quality and energy efficiency. The house has an 8 cm insulated façade and 10 cm thermal insulation in the roof and floors. Aluminium joinery with shutters and mosquito screens is installed. Heating is provided by underfloor heating via a heat pump, while a fan-coil system in



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all rooms enables efficient cooling during summer.

For additional savings and energy independence, solar panels for hot water and a 3.7 kW photovoltaic power plant are installed, significantly reducing electricity costs.

The landscaped and fenced garden offers privacy and comfort year-round. The yard features a swimming pool with electrolysis (eco-friendly and easy maintenance), a covered summer kitchen with fireplace ideal for gatherings, and three parking spaces, two of which are covered. The surroundings are quiet and pleasant, while the sea and the centre of Poreč are only a few minutes away by car.

This property is an excellent opportunity offering privacy, quality construction, low living costs and immediate move-in without additional investment. Suitable both for permanent living and tourist rental.

ID CODE: ALG-3686

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## Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	208 sq m
Lot Size:	565 sq m

## Room details

Total rooms:	5
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## Building details



Outdoor Amenities:  
Number of Floors:

Pool  
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## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/RVY-T3315/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RVY-T3315/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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