



<b>Code :</b>	00116
<b>Location :</b>	Poreč
<b>Building area :</b>	134 m <sup>2</sup>
<b>Land area :</b>	186 m <sup>2</sup>
<b>Distance from the center :</b>	8000 m
<b>Distance from the sea :</b>	8000 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 420.000 €

In the immediate vicinity of Poreč, a modern semi-detached house with a stunning panoramic sea view is for sale. This high-quality newly built property spans a total of 134 m<sup>2</sup> of living space, along with a garden of 186 m<sup>2</sup>, perfect for relaxation and outdoor enjoyment.

The ground floor of this house is designed to meet all the needs of modern living. It includes a toilet, storage room, and utility room, as well as a spacious open-concept living room connected to the kitchen and dining area. Large glass walls allow for plenty of natural light, creating a pleasant and bright space for everyday living. The living room opens up to the garden, which is equipped with outdoor lighting, making it ideal for evening gatherings.

On the first floor, there is a hallway leading to two bedrooms. Each room has its own bathroom, providing additional privacy and comfort.

The second floor features a third bedroom, which has access to a



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terrace with an impressive panoramic sea view. This floor also includes a storage room, offering extra space for storage.

The house is equipped with modern underfloor heating via a heat pump, as well as air conditioning in all rooms, ensuring maximum comfort throughout the year.

It is sold on a "turnkey" basis, unfurnished, allowing future owners the opportunity to decorate the interior according to their own preferences.

For more information and to arrange a viewing, please feel free to contact us.