



<b>Code :</b>	00118
<b>Location :</b>	Poreč
<b>Building area :</b>	176.5 m <sup>2</sup>
<b>Land area :</b>	1765 m <sup>2</sup>
<b>Distance from the sea :</b>	22000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2024
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **320.000 €**

In a quiet neighborhood, located 22 km from the town of Poreč and the sea, this newer house with a spacious yard is situated. The house is on a plot of land measuring 1,765 m<sup>2</sup>, and the total area of the building is 176.5 m<sup>2</sup>, distributed over three levels. A usage permit has already been obtained for the house.

On the ground floor, there is an entrance hallway leading to a spacious living room, kitchen, and dining area, along with a separate toilet. From the kitchen, there is access to a covered terrace with a summer kitchen, ideal for family gatherings and relaxation. The internal staircase leads to the first floor, where there are two bedrooms, a bathroom, and a terrace with a beautiful view of the surrounding landscape. The basement includes an additional 40 m<sup>2</sup>, consisting of a kitchen, dining room, living room, and bathroom, offering the possibility of a separate living space.

In the basement, a kitchen needs to be installed, and the walls and bathroom require finishing, while the exterior wall needs to be clad with materials that are already available. On the ground



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

floor, the staircase cladding needs to be completed, and a handrail must be installed, while the stairs require varnishing. On the upper floor, the edges of the slab visible from the staircase need to be finished, and the balcony railing must be completed with the stainless steel panels that have already been procured.

The large yard area allows for various possibilities, including the construction of additional buildings, recreation, or the installation of a swimming pool. The house has been built with high-quality materials and possesses an energy certificate of class A.

This property represents an excellent investment opportunity, whether for tourist purposes or for comfortable family living, in a beautiful natural setting near Poreč.

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