



|                                     |                    |
|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00121              |
| <b>Location :</b>                   | Poreč              |
| <b>Building area :</b>              | 161 m <sup>2</sup> |
| <b>Land area :</b>                  | 300 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 11000 m            |
| <b>Distance from the sea :</b>      | 11000 m            |
| <b>Number of floors :</b>           | 3                  |
| <b>Number of bedrooms :</b>         | 4                  |
| <b>Number of rooms :</b>            | 5                  |
| <b>Number of bathrooms :</b>        | 3                  |
| <b>Number of toilets :</b>          | 1                  |
| <b>Storage room :</b>               | Yes                |
| <b>Number of parking spaces :</b>   | 2                  |
| <b>Private pool :</b>               | Yes                |
| <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>                  | Under construction |
| <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** **570.000 €**

In a peaceful and pleasant environment, approximately 11 km from Poreč and the sea, a house under construction is for sale, with a total area of 161 m<sup>2</sup>. It is positioned as the second in a row of four houses and offers a modern layout and quality construction, tailored for comfortable living.

The house spans three levels – ground floor, first floor, and attic. The ground floor is designed as an open and airy space that includes a living room, kitchen, and dining area with access to a covered terrace. Additional practicality is provided by an entrance hall, a toilet, a storage room, and a pantry, ensuring ample space for storage.

On the first floor, there are three bedrooms. The master bedroom features an en-suite bathroom and access to a covered terrace, creating a private corner for relaxation. The other two bedrooms share a common bathroom and are designed to provide comfort and functionality.



**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**

The attic is envisioned as a special area with an additional bedroom that includes its own bathroom and walk-in closet. The room opens onto a spacious uncovered terrace of 21.04 m<sup>2</sup>, ideal for enjoying the outdoors.

The garden, covering approximately 300 m<sup>2</sup>, will be carefully landscaped and enriched with greenery. The yard is designed for the construction of a swimming pool, further enhancing the quality of outdoor living.

To ensure a comfortable stay throughout the year, the house will be equipped with a heating and cooling system via a heat pump. Underfloor heating is planned for all rooms, while fan coil units will provide additional temperature regulation according to the needs of the future owners.

The buyer of this property is exempt from paying property transfer tax.

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