



Code :	00122
Location :	Poreč
Building area :	161 m ²
Land area :	500 m ²
Distance from the center :	11000 m
Distance from the sea :	11000 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	Under construction
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **590.000 €**

Poreč, Surroundings, First House in a Row with Pool in a Peaceful Location 11 km from the Sea ID 1396

In a tranquil and pleasant setting, about 11 km from Poreč and the sea, a house under construction with a total area of 161 m² is for sale. It is positioned as the first 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 has its own bathroom and access to a covered terrace, creating a



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private nook for relaxation. The other two bedrooms share a common bathroom and are designed to provide comfort and functionality.

The attic is designed as a special area with an additional bedroom that includes its own bathroom and wardrobe. From this room, there is access to a spacious uncovered terrace of 21.04 m², ideal for enjoying the outdoors.

The yard, covering approximately 500 m², will be meticulously landscaped and enriched with greenery. A pool is planned for the backyard, further enhancing the quality of outdoor living.

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

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

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