



<b>Code :</b>	00027
<b>Location :</b>	Poreč
<b>Building area :</b>	172 m <sup>2</sup>
<b>Land area :</b>	606 m <sup>2</sup>
<b>Distance from the center :</b>	5000 m
<b>Distance from the sea :</b>	5000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Air conditioning :</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** 655.000 €

We are selling a house under construction, situated in an exceptionally peaceful environment, just 5 km from Poreč and the sea. The location offers a perfect balance between privacy and proximity to all essential amenities, making it ideal for those who want to enjoy tranquility while being close to the coast and the city.

The living area of the house is 172 m<sup>2</sup>, set on a plot of 600 m<sup>2</sup>. The architecture and layout of the rooms are designed to provide comfort and functionality, with an emphasis on high-quality materials and modern design.

On the ground floor, there is an entrance hallway leading to a spacious living room with large glass walls, allowing for plenty of natural light and access to a covered terrace. The kitchen and dining area are envisioned as a central gathering space, and at the rear of the ground floor, there is a bedroom with an en-suite bathroom. Additionally, there are a storage room and a utility room, which is finished with rustic stone, seamlessly blending with the exterior of the house.



**CONCEPT REAL ESTATE**  
**Lošinjaska 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**

In front of the house, there is a 32 m<sup>2</sup> swimming pool with a tiled sunbathing area, providing a space for relaxation and enjoyment outdoors.

On the first floor, there are two spacious bedrooms, each with its own bathroom and private terrace, offering a lovely view of the surrounding nature.

The house will be equipped with underfloor heating in all rooms and a cooling system through air conditioning. Aluminum shutters are planned, and the facade will be executed in a combination of modern tones and rustic stone, achieving an attractive and timeless appearance.

This property offers a high level of privacy, making it an ideal choice for family life, as well as an excellent opportunity for tourist rental.

Completion of the works is expected by mid-2025.

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