



Code :	00351
Location :	Poreč
Building area :	187 m2
Land area :	272 m2
Distance from the center :	2000 m
Distance from the sea :	3000 m
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	6
Number of bathrooms :	4
Storage room :	Yes
Parking :	Yes
Air conditioning :	Yes
Year of construction :	2023
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 580.000 €

For sale is a newly built semi-detached house with a total area of approximately 190 m², located 3 km from the center of Poreč and the sea. The house consists of a ground floor, first floor, and high attic.

On the ground floor, there is an entrance hallway, a bedroom with an en-suite bathroom, a toilet, a technical room, and a spacious living area designed for a kitchen, dining room, and living room with access to the garden. The garden area is about 200 m², and two parking spaces are also provided. While a pool cannot be installed, there is the possibility of setting up a jacuzzi.

The first floor features three bedrooms, one of which has its own bathroom, while the other two share a common bathroom. The high attic comprises a larger space with a bathroom and a south-facing balcony, which can serve as an additional bedroom or be adapted for various needs.

The house is built from quality materials: concrete blocks (Ytong), washable facade (Weber), aluminum joinery with triple-glazed windows and shutters, energy-efficient Nordic radiators, and



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inverter air conditioning units in all rooms. Quality lighting has also been installed.

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