



<b>Code :</b>	00398
<b>Location :</b>	Poreč
<b>Building area :</b>	240 m <sup>2</sup>
<b>Land area :</b>	540 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	5000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Year of construction :</b>	2022
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **980.000 €**

For sale is a semi-detached house in Italian style with a pool, located in a quiet area near Poreč, just 6 km from the sea. The house is situated on a plot of 540 m<sup>2</sup>, with a total living area of approximately 240 m<sup>2</sup>.

On the ground floor, there is a guest bedroom with a wardrobe, a guest bathroom, a winter clothing closet, a living room with a fireplace, a dining room, and a kitchen equipped with Bosch appliances, a wine cabinet, and Italian furniture. The floors are covered with large tiles measuring 120 x 120 cm, and Italian lighting and curtains have been installed. The entire house features Rehau underfloor heating with adjustable settings, a fan coil system (Mitsubishi Ecodan and Riello), while the hot water is provided by a BAXI 300 boiler. The plumbing and sanitary installations are from Villeroy & Boch.



**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**

Upstairs, there are three spacious bedrooms – two with wardrobes and en-suite bathrooms, while the third also has its own bathroom. Two of the rooms have access to a terrace with views of the sea and surrounding forests. All furniture is made in Italy, and the interior is further enhanced with Frette linens, handmade rugs, and complete dishware.

The house is equipped with aluminum joinery with triple glazing and a fireplace in the living room. All central installations (water, sewage, and three-phase electricity) are in place.

The yard is fully fenced, landscaped with fruit and ornamental plants, and equipped with an automatic irrigation system. The outdoor area includes a pool, an outdoor shower, and two parking spaces. Nearby, you can find restaurants, shops, a post office, playgrounds, and a school.

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