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|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00054              |
| <b>Location :</b>                   | Poreč              |
| <b>Building area :</b>              | 149 m <sup>2</sup> |
| <b>Land area :</b>                  | 350 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 7000 m             |
| <b>Distance from the sea :</b>      | 7000 m             |
| <b>Orientation :</b>                | South-West         |
| <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>Sea view :</b>                   | Yes                |
| <b>Number of parking spaces :</b>   | 2                  |
| <b>Private pool :</b>               | Yes                |
| <b>Terrace :</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** **611.000 €**

A semi-detached house is available for sale, currently under construction, featuring a swimming pool and panoramic sea views, located just a few minutes' drive from the sea and the center of Poreč.

The house spans three levels: ground floor, first floor, and high attic, with both units being built on a plot of land totaling 700 m<sup>2</sup>.

The ground floor includes a spacious living room with a kitchen and dining area, a guest toilet, a storage room, and a laundry room. Internal stairs lead to the first floor, where there are three bedrooms. One bedroom has its own bathroom, while the other two share a common bathroom. All rooms on this floor have access to a terrace with sea views and surrounding greenery.

In the high attic, there is a spacious bedroom with an en-suite bathroom and access to a terrace with panoramic sea views.



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The house comes with a plot of 350 m<sup>2</sup>, which will feature a heated swimming pool measuring 24 m<sup>2</sup> (8 x 3 m), a tiled sunbathing area, and a landscaped garden with Mediterranean plants and an automatic irrigation system.

For a comfortable stay, air conditioning units for heating and cooling are planned for all rooms, and the entire property will have underfloor heating.

During the construction phase, the future owner will have the opportunity to choose the interior ceramics, sanitary fixtures, the color of the interior doors, and other details, customizing the space to their preferences.

All necessary amenities, including shops, restaurants, and schools, are within walking distance of this property.

The price refers to one individual house.

For any additional questions and to arrange a viewing, please feel free to contact us.