



Code :	00547
Location :	Poreč
Building area :	178 m2
Land area :	752 m2
Distance from the center :	300 m
Distance from the sea :	12000 m
Orientation :	North-West
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2023
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **745.000 €**

For sale is a newly built house in a peaceful area near Poreč, located 12 km from the sea and the town. It is situated on a plot of land measuring 752 m² and spans two floors with a total living area of 214 m².

The ground floor features a living room, kitchen, and dining area, all together covering over 50 m². Additionally, the ground floor includes a technical room and one bedroom with an en-suite bathroom. On the upper floor, there are three more bedrooms, each with its own bathroom, as well as a terrace and a loggia. The upper floor offers a beautiful view of the sea.

In the yard, there is a pool measuring 36 m² with all the necessary equipment, an outdoor kitchen with water and electricity connections, a fireplace, and a paved beach area



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around the pool. The rest of the garden is designed with treated grass and an automatic irrigation system. There is parking space available for two cars.

For heating and cooling, there are fan coil units in every room as well as underfloor heating. A chimney has been prepared on the ground floor.

The house is located in a neighborhood that has all the necessary amenities for daily life — a shop, school, kindergarten, restaurant, pharmacy, fitness center, sports hall, and walking paths.

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