



Code :	00100
Location :	Poreč
Building area :	149 m ²
Land area :	727 m ²
Distance from the center :	11000 m
Distance from the sea :	11000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Year of construction :	2023
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **620.000 €**

This house is located in a peaceful area, just 11 kilometers from Poreč, near nature. With a land area of 727 m², the house offers comfort and privacy, making it ideal for a family or as a vacation home.

With a total area of 149 m² spread over two levels, the space is functional and spacious. The ground floor features an open-concept kitchen, dining room, and living room, as well as a guest WC and a bedroom with an en-suite bathroom, perfect for guests or family members.

On the upper floor, there are two additional bedrooms, each with its own bathroom and access to a shared terrace. The terrace offers views of the surrounding nature, creating a serene space for relaxation.

The exterior is complemented by a pool surrounded by Mediterranean plants and a sunbathing area. The covered terrace can be used for building a summer kitchen and barbecue, making



CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

it an ideal place for family gatherings and socializing.

Additionally, the price of the house includes planned work for building a fence around the entire property, providing extra privacy and security. The parking area will be paved with cobblestones, giving the space a neat and aesthetically pleasing finish.

The house is equipped with inverter air conditioning units for heating and cooling, and video surveillance ensures additional security.

This house offers comfortable living in a tranquil environment, with close proximity to all the amenities that Poreč has to offer. It is perfect for those seeking a peaceful setting near the city.

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