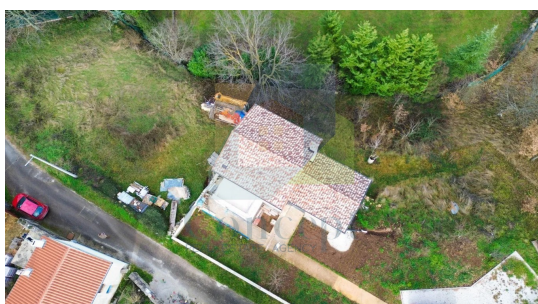




Code :	00118
Location :	Poreč
Building area :	176.5 m2
Land area :	1765 m2
Distance from the sea :	22000 m
Orientation :	South-West
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Storage room :	Yes
Number of parking spaces :	2
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **320.000 €**

In a quiet neighborhood, located 22 km from the town of Poreč and the sea, this newer house with a spacious yard is situated. The house is on a plot of land measuring 1,765 m², and the total area of the building is 176.5 m², distributed over three levels. A usage permit has already been obtained for the house.

On the ground floor, there is an entrance hallway leading to a spacious living room, kitchen, and dining area, along with a separate toilet. From the kitchen, there is access to a covered terrace with a summer kitchen, ideal for family gatherings and relaxation. The internal staircase leads to the first floor, where there are two bedrooms, a bathroom, and a terrace with a beautiful view of the surrounding landscape. The basement includes an additional 40 m², consisting of a kitchen, dining room, living room, and bathroom, offering the possibility of a separate living space.

In the basement, a kitchen needs to be installed, and the walls and bathroom require finishing, while the exterior wall needs to be clad with materials that are already available. On the ground



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floor, the staircase cladding needs to be completed, and a handrail must be installed, while the stairs require varnishing. On the upper floor, the edges of the slab visible from the staircase need to be finished, and the balcony railing must be completed with the stainless steel panels that have already been procured.

The large yard area allows for various possibilities, including the construction of additional buildings, recreation, or the installation of a swimming pool. The house has been built with high-quality materials and possesses an energy certificate of class A.

This property represents an excellent investment opportunity, whether for tourist purposes or for comfortable family living, in a beautiful natural setting near Poreč.

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