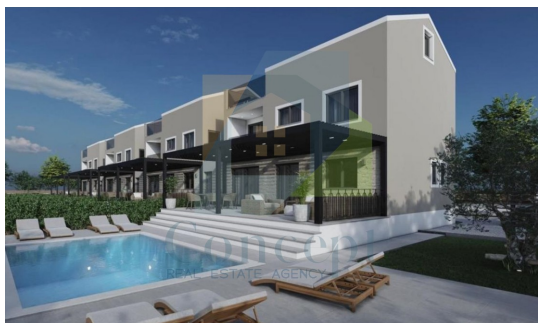




Code :	00121
Location :	Poreč
Building area :	161 m ²
Land area :	300 m ²
Distance from the center :	11000 m
Distance from the sea :	11000 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	Under construction
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **570.000 €**

In a peaceful and pleasant environment, approximately 11 km from Poreč and the sea, a house under construction is for sale, with a total area of 161 m². It is positioned as the second in a row of four houses and offers a modern layout and quality construction, tailored for comfortable living.

The house spans three levels – ground floor, first floor, and attic. The ground floor is designed as an open and airy space that includes a living room, kitchen, and dining area with access to a covered terrace. Additional practicality is provided by an entrance hall, a toilet, a storage room, and a pantry, ensuring ample space for storage.

On the first floor, there are three bedrooms. The master bedroom features an en-suite bathroom and access to a covered terrace, creating a private corner for relaxation. The other two bedrooms share a common bathroom and are designed to provide comfort and functionality.



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

The attic is envisioned as a special area with an additional bedroom that includes its own bathroom and walk-in closet. The room opens onto a spacious uncovered terrace of 21.04 m², ideal for enjoying the outdoors.

The garden, covering approximately 300 m², will be carefully landscaped and enriched with greenery. The yard is designed for the construction of a swimming pool, further enhancing the quality of outdoor living.

To ensure a comfortable stay throughout the year, the house will be equipped with a heating and cooling system via a heat pump. Underfloor heating is planned for all rooms, while fan coil units will provide additional temperature regulation according to the needs of the future owners.

The buyer of this property is exempt from paying property transfer tax.

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