



<b>Code :</b>	00151
<b>Location :</b>	Poreč
<b>Building area :</b>	123.48 m <sup>2</sup>
<b>Distance from the center :</b>	2500 m
<b>Distance from the sea :</b>	850 m
<b>Orientation :</b>	West
<b>Number of levels :</b>	3
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Number of parking spaces :</b>	1
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	Under construction
<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** **505.000 €**

In a quiet part of the settlement, just 850 meters from the sea, a house is for sale, located at the end of a row, with a total net area of 123.48 m<sup>2</sup>, and a corresponding yard of 40 m<sup>2</sup>.

The house spans three levels. On the ground floor, there is an entrance hallway, an open space living room with a dining area and kitchen, a toilet, and a laundry room. From the living room, you can access a covered terrace and a garden that provide a pleasant outdoor space for living and relaxation.

On the first floor, there are two bedrooms, each with its own bathroom. One of the rooms also has access to a terrace with a view.

The second floor features a spacious master bedroom with its own bathroom, space for built-in wardrobes, and access to a large terrace.

The house is built with high-quality materials, with special



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attention given to the layout and utilization of every square meter. Underfloor heating is planned through a heat pump, and air conditioning units will be installed for additional heating and cooling.

The property is sold under the VAT system, which means that the buyer does not pay real estate transfer tax.

The planned completion of construction is scheduled for the end of 2025.

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