



Code :	00433
Location :	Poreč
Building area :	178 m ²
Land area :	766 m ²
Distance from the center :	200 m
Distance from the sea :	12000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2023
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **745.000 €**

For sale is a newly built house in a quiet area near Poreč, located 12 km from the sea and the city. It is situated on a plot of 766 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 more than 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 swimming pool measuring 36 m² with all the necessary equipment, an outdoor kitchen with connections for water and electricity, and a barbecue, as well as a paved beach area around the pool. The remainder of the yard is planned to have treated lawn with automatic irrigation. Parking space for



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two cars is provided.

For heating and cooling, the house is equipped with fan coil units in every room and 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.