



<b>Code :</b>	00045
<b>Location :</b>	Poreč
<b>Building area :</b>	82 m <sup>2</sup>
<b>Land area :</b>	50 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Condition :</b>	New build
<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** **315.000 €**

A terraced house located in an attractive location, just 2 km from the center of Poreč and the sea, spans two floors with a total area of 82 m<sup>2</sup>.

On the ground floor, there is an entrance area with a wardrobe, a laundry room, and a restroom with a connection for a washing machine. The living room, kitchen, and dining area are designed in an open space concept, with access to the garden.

On the first floor, there is a hallway and two bedrooms, each with its own bathroom.

The house will be equipped with electric underfloor heating in all rooms, and air conditioning units will be installed in the living room and bedrooms. The outdoor area will have a surface of approximately 50 m<sup>2</sup> and will include one parking space.

Construction is planned to begin in early 2025, with completion expected in the spring of 2026. Buyers will have the option to choose materials for the interior design within the agreed budget.



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VAT is included in the price, and the buyer does not pay property transfer tax.

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