



<b>Code :</b>	00047
<b>Location :</b>	Poreč
<b>Building area :</b>	137 m <sup>2</sup>
<b>Land area :</b>	170 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>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Number of parking spaces :</b>	1
<b>Year of construction :</b>	2026
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes

**Price** **490.000 €**

House in an attractive location, situated 2 km from the center of Poreč and the sea, is positioned as the last in a row. It spans three levels, with a total area of 137 m<sup>2</sup>.

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

The internal staircase leads to the first floor, where there is a hallway, two bedrooms, and a bathroom.

On the second floor, there is the master bedroom, which features a walk-in closet, an en-suite bathroom, and a covered terrace.

The house will be equipped with electric underfloor heating in all rooms, as well as air conditioning units in the living room and bedrooms. The outdoor area will measure approximately 170 m<sup>2</sup> and will include a parking space.

Construction commenced in early 2025, with completion planned for spring 2026. Buyers will have the opportunity to participate in selecting materials for the interior design within a specified budget.

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



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