



<b>Code :</b>	00595
<b>Location :</b>	Poreč
<b>Building area :</b>	174.8 m <sup>2</sup>
<b>Land area :</b>	197 m <sup>2</sup>
<b>Distance from the center :</b>	1500 m
<b>Distance from the sea :</b>	2000 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Number of parking spaces :</b>	3
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2023
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **490.000 €**

Located near Poreč, this attractive semi-detached house has a total area of 174.80 m<sup>2</sup>, designed across three functional levels that provide comfort and flexibility of use.

The entrance level offers a practical layout – a hallway, a guest toilet, and a bedroom with an en-suite bathroom and access to the yard. The central part of the home features a spacious open-concept living area with a kitchen and dining room. Thanks to large glass surfaces, the interior is extremely bright and pleasant, while also being directly connected to the outdoor area of the house.

On the upper floor, there are three bedrooms and an additional bathroom. One of the bedrooms has its own bathroom, and the hallway leads to a balcony that further enriches the space with natural light.

The top floor, or high attic, is arranged as a spacious multifunctional area with a bathroom. It can serve as an additional living room, workspace, or bedroom, and its value is enhanced by access to a large terrace ideal for relaxation.

The property includes three parking spaces, which adds to its



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practicality.

Due to its location near the center and all essential amenities, this house is an excellent choice for comfortable family living, as well as a secure investment for tourist rental.

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