



<b>Code :</b>	00596
<b>Location :</b>	Poreč
<b>Building area :</b>	190 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** **570.000 €**

Just 1500 meters from the town of Poreč, there is a well-maintained semi-detached house located in an attractive area.

The total living area is 190.34 m<sup>2</sup>, organized across three levels that provide functionality and comfort for daily living or tourist rental.

On the ground floor, there is an entrance area with a hallway and a guest toilet, as well as a spacious bedroom with an en-suite bathroom and access to the yard. The central part of this level features an open concept living room, kitchen, and dining area, where large glass walls allow for plenty of natural light and direct connection to the outdoor space.

The first floor includes a hallway, a shared bathroom, one smaller bedroom, and two larger rooms with balconies, one of which has its own bathroom, further enhancing comfort.

On the second floor, or in the high attic, there is an additional living space with a kitchen and bathroom. This area can serve as a separate living unit, a workspace, or an additional bedroom. It opens onto a spacious terrace with partial sea views.



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Heating and cooling are provided through air conditioning units in all rooms, with additional NOBØ wall radiators installed. The kitchen is equipped with high-quality Bosch appliances, and the house is sold fully furnished with modern and functional furniture, ready for immediate occupancy without any additional investment.

The outdoor area offers the possibility of landscaping according to personal preferences, including the option to build a swimming pool. The property includes three parking spaces.

Thanks to its excellent location near the center and all essential amenities, this property is an excellent choice for both family living and investment for tourist purposes.

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