



Code :	01235
Location :	Poreč
House Type :	Semi-detached house
Building size :	136 m ²
Lot size :	180 m ²
Distance from center :	6000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 2
Number of parking lots :	2
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 640.000 €

A semi-detached house is available for sale, situated just 5km away from the beach and near the center of Porec. The house offers a total area of 136 square meters, a stunning sea view, and a swimming pool. The construction of the house is planned to start in early 2024, and it will comprise a ground floor and one floor.

The ground floor will cover an area of 74.65 square meters and will feature an entrance hall, a wardrobe, a bathroom, a kitchen with a dining area, and a living room with a spacious terrace. The first floor with an area of 61.66 square meters will have three bedrooms. The main bedroom will have an en-suite bathroom, while the other two bedrooms will share one bathroom. All three bedrooms will have large glass walls that lead to a terrace overlooking the sea.

The property will have a beautifully landscaped garden with a 30-square-meter swimming pool, a sunbathing area, and a relaxation area. A parking lot with two spaces will be available in front of the house. The heating will be through underfloor heating using a heat pump, while cooling



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will be through an air conditioner. The first phase of solar panels will also be installed.

The house is located near the first shop, restaurant, and coffee bar, which are only 2km away.