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|-----------------------------------|--------------------|
| <b>Code :</b>                     | 01258              |
| <b>Location :</b>                 | Poreč              |
| <b>House Type :</b>               | In a row house     |
| <b>Building size :</b>            | 106 m <sup>2</sup> |
| <b>Lot size :</b>                 | 0 m <sup>2</sup>   |
| <b>Distance from center :</b>     | 1000 m             |
| <b>Distance from sea :</b>        | 1000 m             |
| <b>Number of floors :</b>         | 3                  |
| <b>Number of rooms :</b>          | 5                  |
| <b>Number of bedrooms :</b>       | 3                  |
| <b>Number of bathrooms / WC :</b> | 3 / 1              |
| <b>Number of parking lots :</b>   | 1                  |
| <b>Year of construction :</b>     | 2024               |
| <b>Energy efficiency :</b>        | Not specified      |
| <b>Sea View :</b>                 | Yes                |
| <b>Balcony :</b>                  | Yes                |
| <b>Internet :</b>                 | Yes                |
| <b>Swimming pool :</b>            | Yes                |
| <b>Climate :</b>                  | Yes                |
| <b>Satellite :</b>                | Yes                |
| <b>Heating :</b>                  | Yes                |
| <b>Underfloor heating :</b>       | Yes                |
| <b>Current implemented :</b>      | Yes                |
| <b>Conducted water :</b>          | Yes                |
| <b>Sewage implemented :</b>       | Yes                |
| <b>Asphalted :</b>                | Yes                |
| <b>Building permit :</b>          | Yes                |

**Price :** 598.000 €

This stunning terraced house is situated in one of the most desirable locations, just a stone's throw away from the beautiful beaches and the bustling center of Poreč. It is currently under construction, and upon completion, it will boast a net area of 105.73 m<sup>2</sup>, spread over three floors.

The ground floor of the house will comprise an entrance hall, a kitchen with a dining room and a living room, and a guest toilet. Large glass walls will provide you with a breathtaking view of the fenced yard, where a 24 m<sup>2</sup> swimming pool will be your perfect escape on hot summer days.

An internal staircase will take you to the first floor, where you will find two bedrooms, each with its bathroom, providing the utmost privacy and comfort. One of the rooms has a covered terrace with a floor plan area of 7.05 m<sup>2</sup>, where you can enjoy your morning coffee while basking in the gentle rays of the sun.

On the second floor, you will discover another bedroom with its bathroom and a partially covered terrace with a floor plan area of 20.21 m<sup>2</sup>.



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This charming house will be equipped with electric underfloor heating throughout, ensuring your ultimate comfort during the colder months. Additionally, air conditioners will be installed in all rooms, allowing you to adjust the temperature according to your preferences.

The property includes one parking space, and purchasing it exempts you from the 3% real estate tax.