



Code :	01299
Location :	Poreč
House Type :	Detached house
Building size :	140 m ²
Lot size :	521 m ²
Distance from center :	5000 m
Distance from sea :	4500 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 1
Number of parking lots :	3
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Underfloor heating :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 640.000 €

For sale is a detached house boasting a net area of 140 m², built on a plot of land measuring 521 m², situated near the town of Porec and the sea. This property is conveniently located a mere 2 km away from shops, schools, and other essential amenities, rendering it an ideal choice for those seeking comfort and convenience.

This two-story house features a well-manicured garden, complete with a swimming pool and a summer kitchen. The ground floor consists of a bedroom with an attached bathroom, a kitchen equipped with a dining area, opening onto a covered terrace, a living room, a pantry, a boiler room, and a guest toilet.

Moving up to the first floor via internal stairs, you can find two bedrooms and two bathrooms. Both bedrooms offer access to a spacious terrace, providing a stunning view of the sea and greenery.

The house comes equipped with the first stage of underfloor heating and air conditioners. An automated irrigation system is in place for the garden, which is entirely fenced. The entrance gate to the property is remotely controlled. The versatility of this house enables it to be utilized for



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year-round living or as an investment property for those in the tourism sector.