



<b>Code :</b>	01366
<b>Location :</b>	Poreč
<b>House Type :</b>	In a row house
<b>Building size :</b>	139 m <sup>2</sup>
<b>Lot size :</b>	148 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<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>Balcony :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Depository :</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 :** 490.000 €

The construction of terraced houses will soon begin, not far from the center of Poreč and Poreč's beaches.

Located as the last in the row, the house is spread over three floors, with a total area of

138.75 m<sup>2</sup>.

The ground floor has a functional layout and consists of a spacious living room, kitchen and dining room, separate wardrobe, laundry room, and toilet. From the living room, there is access to the garden of approximately 148 m<sup>2</sup>, which can be arranged according to the future buyer's wishes.

An internal staircase leads to the first floor, where there are two comfortable bedrooms and a shared bathroom.

On the second floor, there is a spacious master bedroom with a bathroom, a walk-in wardrobe, and a covered terrace, which is ideal for relaxing.

The house is equipped with electric underfloor heating, and four more air conditioners have also been installed.



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

The customer has the opportunity to participate in designing the interior according to their wishes, creating a personalized space.

The planned completion of construction is scheduled for the spring of 2026, which makes this property an ideal investment in tourism or an excellent solution for a future home.