



Code :	01494
Location :	Poreč
House Type :	In a row house
Building size :	97 m ²
Lot size :	50 m ²
Distance from center :	2000 m
Distance from sea :	1800 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 1
Number of parking lots :	2
Year of construction :	2023
Energy efficiency :	A
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 300.000 €

A charming terraced house with a small garden is available for sale near the center of Porec. Out of five houses, only one is still on the market. This two-floor house includes:

Ground Floor:

- A covered entrance
- An entrance hallway
- A bathroom with a shower
- A small storage room
- A kitchen
- A spacious living room (25 m²) that opens onto a paved terrace through a large glass wall, equipped with electric blinds.

First Floor:

- An internal staircase with wooden treads leads up to three bedrooms (8.80 m², 9.00 m², and 14.90 m²) and an additional bathroom. Two of the bedrooms have access to their balconies.

The property includes one parking space in a covered carport, prepared for electric vehicle charging. The home is equipped with electric underfloor



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heating controllable via Wi-Fi and individual air conditioning units in each room.

High-quality materials were used throughout: parquet flooring in the bedrooms, large-format tiles in the living area, and excellent insulation with 30 cm Porotherm brick walls and a 10 cm styrofoam facade for optimal energy efficiency.

This modern home combines practical living with elegant design, ideal for year-round living or a vacation escape.