

**EURO PARTNER**

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<b>Code :</b>	00228
<b>Location :</b>	Poreč
<b>Building area :</b>	134 m2
<b>Land area :</b>	186 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	5.5 km
<b>Distance from the sea :</b>	5.5 km
<b>Orientation :</b>	South

**Price : 420.000 €**

**BUILDING**

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2024
<b>Condition :</b>	Newly built

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	2

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Building permit :</b>	Yes
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Located near Poreč, this semi-detached house built in 2024 offers a perfect retreat for those seeking modern comfort and proximity to the sea. With an area of 134 m<sup>2</sup>, this is an ideal property for families or investors. The house features a garden of 186 m<sup>2</sup>, providing ample space for outdoor enjoyment.

The interior of the house includes three spacious bedrooms, and the south-facing orientation allows for plenty of natural light throughout the day. High-quality amenities include a heat pump, air conditioning, and

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underfloor heating, ensuring a comfortable stay all year round.

Additional features include a terrace, garden, and parking, adding extra functionality and comfort.

The location of the house in Poreč offers numerous advantages, including proximity to all necessary amenities such as schools, shops, and public transport. A beautiful view of nature and the sea makes this property particularly attractive.

We invite you to schedule a viewing of this unique property and see its qualities for yourself. For any additional information, please feel free to contact us.

Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.

The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.