



Code :	00228
Location :	Poreč
Building area :	134 m ²
Land area :	186 m ²
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	5.5 km
Distance from the sea :	5.5 km
Orientation :	South

Price : 420.000 €

BUILDING

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

AREAS & SPACES

Storage room :	Yes
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AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	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 m², this is an ideal property for families or investors. The house features a garden of 186 m², 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.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.