



Code :	00239
Location :	Poreč
Building area :	122.27 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1

Price : 450.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2026
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	1

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
--------------------------	-----

Modern terraced house in Poreč – the perfect combination of elegance and functionality

In a quiet part of Poreč, just a few minutes walk from the picturesque city center and all necessary amenities, is this contemporary terraced house, ideal for those looking for a home with Mediterranean charm and modern design. Situated on a 1000 m2 plot, where the construction of four terraced houses is planned, this residential unit 4 spreads over three floors with a total net area of

122.27 m2.

Room layout:

- Ground floor: Entrance area, spacious living room connected to a modern kitchen and dining room, guest toilet and practical utility area.
- First floor: Two comfortable bedrooms, two bathrooms and a hallway.
- High attic: Spacious master room with dressing room, private

bathroom and access to two roof terraces, one of which offers a beautiful view of the sea and nature.

High quality standards:

The house is designed according to the highest energy efficiency standards A+, with a special emphasis on aesthetics and functionality. It is equipped with:

- PVC joinery in anthracite color with electric roller shutters and mosquito nets.
- Burglar-proof entrance door and elegant white wooden interior joinery with hidden hinges.
- Top-quality Italian ceramics: 120 x 120 cm in living rooms and 60 x 120 cm in bedrooms and bathrooms.
- Top-quality sanitary equipment: walk-in showers with white bathtubs flush with the floor, glass walls and built-in toilet systems.

Comfort and functionality:

- Heating: Low-energy electric underfloor heating throughout the house.
- Air conditioning: Four air conditioners for optimal comfort throughout the year.
- 150-liter central boiler.

Land and additional amenities:

The land of approximately 151.33 m² includes:

- Two private parking spaces.
- Concrete summer kitchen (first phase: concrete surface, installations, ceramics).
- Paved and asphalted driveway.
- Surroundings enclosed by a concrete wall 120-150 cm high.
- Landscaped yard (without botany).

A special advantage is the ****possibility of building a swimming pool****, with the first phase of works (earth excavation and concrete works) included in the basic price. The completion of the pool is not mandatory and can be realized according to the wishes of the future owner.

Why choose this property?

This terraced house is the perfect combination of modern architecture, thoughtful layout and exceptional location in Poreč. Whether you are looking for a home to live in or an investment, this property offers everything you need for a comfortable and contemporary life with a touch of Mediterranean ambiance.

For additional information or a viewing, please feel free to contact us – we are at your disposal!

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.