



<b>Code :</b>	00263
<b>Location :</b>	Poreč
<b>Building area :</b>	83.45 m <sup>2</sup>
<b>Land area :</b>	50.46 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the center :</b>	2.5 km
<b>Distance from the sea :</b>	2.5 km

**Price : 315.000 €**

**BUILDING**

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

**AMENITIES**

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

**INFRASTRUCTURE**

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

**DOCUMENTATION**

<b>Building permit :</b>	Yes
--------------------------	-----

For sale is a modern terraced house with a total area of

83.45 m<sup>2</sup>, located in a quiet village only 2.5 km from the center of Poreč. The house is located in an orderly and safe environment, ideal for family life, with easily accessible facilities such as schools, shops and public transport.

On the ground floor there is an entrance area, a technical room, a guest toilet and a spacious living room with a kitchen and dining room in an open space concept. This open layout provides a sense of airiness and connection between the living areas, with an abundance of natural light.

On the first floor there are two bedrooms and modern bathrooms, while in the attic there is an additional room, a second bathroom and a wardrobe - an ideal solution for a work space, a guest area or a parent's area.

The house also has a garden area of

50.46 m<sup>2</sup>, suitable for arranging a garden, a space for relaxation or a children's playground.

Additional amenities include underfloor heating and air conditioning, ensuring year-round comfort.

This property offers everything you need for a quality and modern life



**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

near the city, but with the peace and privacy of a residential area. It is ideal as a permanent family home or investment for tourist rental.

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.