



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01510
<b>Location :</b>	Poreč
<b>Building size :</b>	121.96 m <sup>2</sup>
<b>Lot size :</b>	350 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	3000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 499.000 €

Istria, Poreč - close to the center and the beach

A new high-quality semi-detached house with a swimming pool is for sale near Poreč in a quiet location, with a total area of

121.96 m<sup>2</sup>.

The house is divided into 2 floors, which are well used.

On the ground floor, there is a spacious living area of

40m<sup>2</sup>, in which there is a living room with a kitchen and a dining room, from which there is a terrace that is covered and connected to the swimming pool and the sunbathing area around it.

On this floor we have an additional bathroom and a storage room/boiler room with an external entrance.

We climb the internal staircase to the floor where there are 3 bedrooms and 2 bathrooms, one of which has its own bathroom and the other two share a common covered terrace.

Paved parking space for 2 vehicles will be located in the yard in front of this house.



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Underfloor heating will be installed throughout the house along with air conditioning in all rooms.

Ceramics will be of extremely high quality combined with real stone for outdoor paving and the sun deck around the pool.

It is also possible to agree on the choice of finishing materials and details on the final decoration of the interior and exterior of this interesting house.

The materials and quality of construction are recognizable for a valued investor, and the house is a real opportunity on the market.

The expected completion of all works is expected by the end of the year, and the houses can already be viewed and reserved.

The quiet location and proximity to all facilities, the center of Poreč and beautiful beaches make this house an exceptional opportunity on the market.