



PARENTIUM PREMIUM
Real Estate

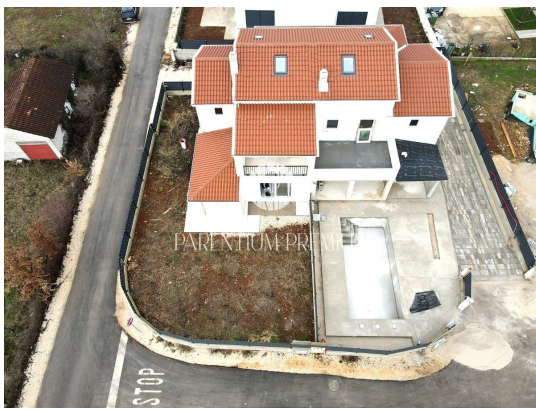
PARENTIUM REAL ESTATE

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|-----------------------------------|---------------|
| Code : | 01703 |
| Location : | Poreč |
| Building size : | 168 m2 |
| Lot size : | 358 m2 |
| Distance from center : | 1500 m |
| Distance from sea : | 1500 m |
| Number of floors : | 2 |
| Number of rooms : | 4 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 3 |
| Number of toilets : | 1 |
| Parking : | Yes |
| Basement : | Yes |
| Electric heating : | Yes |
| Underfloor heating : | Yes |
| Air conditioning heating : | Yes |
| Central heating : | Yes |
| Year of construction : | 2023 |
| Energy efficiency : | Not specified |

Price : 475.000 €

Istria, Porec

This semi-detached house of 168 m2 is located only 1.5 km from the city center and the sea on a fenced plot of 358 m2.

The house consists of three floors, of which the ground floor consists of an entrance hall, a toilet, a kitchen with a dining room and a living room from which there is access to a spacious covered terrace where there are electricity, water and chimney installations, preparation for a summer kitchen.

An internal staircase leads to the second floor, where there are two bedrooms with their own bathrooms. One bedroom has its own covered terrace.

The third floor or attic consists of one bedroom with a bathroom.

On the outside of the house there is an additional room that is intended to be a boiler room and a laundry room.

The house is heated by underfloor heating using a heat pump, and cooling in the summer months is arranged via an air conditioner.

The first phase for the alarm system as well as video surveillance has been set.

The property is included in the VAT system, so the price with VAT is displayed.