



<b>Code :</b>	01882
<b>Location :</b>	Poreč
<b>Building size :</b>	137 m <sup>2</sup>
<b>Lot size :</b>	140 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<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>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 480.000 €

Istria, Poreč

In an attractive and desirable location, only 2 km from the center of Poreč and the sea, a corner terraced house is for sale, offering more privacy, additional natural light, and a more comfortable living experience compared to other units in the row.

The house has a total area of 137 m<sup>2</sup> and is spread over three floors.

The ground floor consists of an entrance area with wardrobe, laundry room, guest toilet with washing machine connection, and a spacious open-plan living room with kitchen and dining area, with direct access to the garden.

An internal staircase leads to the first floor, where there is a hallway, two bedrooms, and a bathroom.

On the second floor, there is a master bedroom with a walk-in wardrobe, en-suite bathroom, and a covered terrace of 12.63 m<sup>2</sup>.

The house will be equipped with electric underfloor heating in all rooms, while air conditioning units will be installed in the living room and bedrooms.

The property includes approximately 140 m<sup>2</sup> of garden space and one parking space.

Planned completion is June 2026.

During construction, the buyer has the possibility to choose interior finishing



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materials within a defined budget.

The buyer is exempt from paying real estate transfer tax, as the seller is a legal entity (company) subject to VAT.

This property is an excellent opportunity both for permanent living and as a secure investment.