



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02167
<b>Location :</b>	Poreč
<b>Building size :</b>	110 m <sup>2</sup>
<b>Lot size :</b>	200 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 420.000 €

Istria, Poreč area - New build, ground-floor house with pool and garden

For sale: a new modern ground-floor house with a total area of 115 m<sup>2</sup>, located in a quiet area near Poreč.

The net living area of the house is 75 m<sup>2</sup>, and the terrace measures approximately 30 m<sup>2</sup>.

The house consists of an entrance hall, kitchen with dining area and living room with access to the terrace and landscaped garden featuring a heated swimming pool and sun deck.

The living area includes three bedrooms, one with an en-suite bathroom and direct access to the garden, while the other two share a bathroom.

The property is equipped with underfloor heating and air conditioning, aluminium joinery with electric shutters, and high-quality flooring and furnishings.

The house comes with two parking spaces.

This property represents an excellent opportunity to purchase your dream home or make a secure investment in tourism.