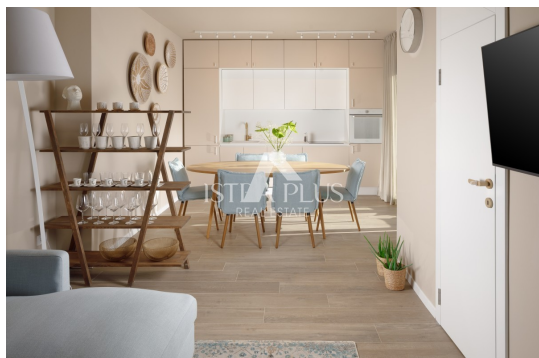




Code :	01280
Location :	Poreč
Building size :	76.27 m ²
Lot size :	66 m ²
Distance from city :	950 m
Distance from sea :	2000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 1
Year of construction :	2023
Energy efficiency :	Not specified
Parking lot :	Yes
Climate :	Yes
Heating - Central electric :	Yes
Heating - Heat pump :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price : 380.000 €

K22

House - 76.27m² + yard 66.01

CONTAINS:

On the ground floor storage room, living room, kitchen and dining room exit to the yard and toilet. On the first floor of the house will be located two bedrooms with one bathroom, hallway.

Terraced houses are an example of modern residential construction. Ten terraced houses, five on each side. They also allow a high level of privacy with a warm sense of neighborhood. Each house has a garden and parking space, and six houses have sea views. The nearest beach is 950 m away and the center of Porec is 2 km away

Each house consists of two floors and has an average of 65 square meters, with more or less square footage of the yard, depending on the location of the house. The size of the garden varies from 42 m² to 104 m², and the space is fenced. The interior is organized in such a way that the unique space of the kitchen, dining room and living room on the ground floor, with access to the terrace, while on the upper floor there are rooms. The larger bathroom is upstairs and the toilet is on the ground floor. Each house has one parking space with the possibility of adding more parking spaces.

Special attention is paid to the organization and arrangement of the interior to make the stay in the house as pleasant as possible. The emphasis is on natural light, which is abundant thanks to the large glass surfaces. Contemporary style of decoration with daylight and the use of natural colors contribute to the ambience radiating optimism and comfort.

The ground floor is designed as a fluid room with an extension of the garden, and is designed as a central place for daily activities. Upstairs are the bedrooms, and



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the vertically separated gallery space of one of the rooms will be a favorite creative haven - for both adults and children. A proven combination of comfort, safety and functionality makes these houses the living spaces of the future. The location of the property achieves an ideal balance between a quiet environment and the proximity of all desired facilities such as the city center and beaches.

Whether it is a summer vacation or year-round housing, Poreč offers excellent conditions for an outstanding quality of life.

when buying real estate, real estate transfer tax is not paid