



Code :	02228
Location :	Poreč
Building size :	136.38 m2
Lot size :	335 m2
Distance from city :	5000 m
Distance from sea :	5000 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 0
Year of construction :	2021
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Fireplace :	Yes
Carpentry - PVC :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price : 450.000 €

K227

End house in a row - new construction with a spacious yard and sea view

A family house, a quality-built end house, with a total area of

136.38 m², spread over three floors, located in a quiet location on the edge of the village, only 5 km from the city and the sea.

The ground floor is functionally designed and includes an entrance hall with a wardrobe and a bathroom. Below is a bright, sunny open-space area that connects the living room, dining room and kitchen.

From the living area, there are exits to a covered terrace with a pergola and a spacious, west-facing yard of 335 m².

The yard is arranged for enjoyment and socializing and includes a fireplace, a summer kitchen with a dining table, a garden house and prepared connections



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for a jacuzzi.

On the first floor there are three bedrooms and a bathroom, with one room having access to a large balcony with a sea view.

The attic is arranged as a separate residential unit - an apartment consisting of a kitchen with a living area and access to a terrace with a sea view, a bathroom, a bedroom and a storage room, which provides additional flexibility of use.

The house is equipped with air conditioning in all rooms, while the living room has a chimney and the possibility of heating with a stove. The property has 2 to 3 parking spaces.

The property was built with special care and for its own needs, which guarantees quality and durability. Thanks to its excellent location and layout, it represents an excellent opportunity for family life or as an investment for tourist rental.