



Code :	01366
Location :	Poreč
House Type :	In a row house
Building size :	139 m ²
Lot size :	148 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	1
Year of construction :	2024
Energy efficiency :	Not specified
Balcony :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 490.000 €

Located in a peaceful and attractive residential area, just a short distance from the centre of Poreč and its beaches, this modern townhouse is for sale. Situated as the last house in the row, the property offers additional privacy. It is spread over three floors, with a total living area of 138.75 m², together with a private garden of approximately 148 m².

The ground floor has been designed as an open and comfortable living area and comprises a spacious living room, kitchen and dining area, a separate wardrobe with laundry room, and a guest toilet. The living room opens onto the private garden, which offers the future owner the opportunity to arrange the outdoor space according to their own preferences.

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

The second floor features a spacious master bedroom with its own en-suite bathroom, walk-in wardrobe and access to a covered terrace overlooking the greenery.

The house is equipped with electric underfloor heating, while additional comfort is provided by four air-conditioning units.



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

Construction is already underway, and the property is currently in the final stage, allowing the future owner to take possession and complete the finishing touches of their new home shortly.

Thanks to its excellent location, close to the sea, beaches and the centre of Poreč, this property represents an excellent opportunity both as a family home and as an investment for tourist rental.