

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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<b>Code :</b>	01245
<b>Location :</b>	Poreč
<b>Building size :</b>	122.60 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	2
<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>Central heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price : 499.000 €**

Istria, Poreč, surroundings

Modern terraced villa with a spacious garden in a beautiful location.

Near the town of Poreč, in a well-known hilltop village overlooking the sea and surrounded by greenery, a top-designed villa with an emphasis on comfort and spaciousness of all units is being built.

The house has a surface area of 122.6 m<sup>2</sup> and spans two floors. On the ground floor, there is an entrance hall, a spacious living room with a dining area and kitchen, a storage room, and a toilet. An elegant staircase leads from the living room to the upper floor, where there are two large bedrooms, a third room that can be used as a home office or a children's room, and two bathrooms. The upper floor offers a beautiful view of the sea and the surrounding landscape. The living room opens onto a landscaped garden of 300 m<sup>2</sup>, providing ample space to create your own oasis of peace.

The house's intelligent design and above-average ceiling height offer great possibilities for interior design. The interior images in the advertisement represent visual solutions and ideas. It is sold on a turnkey basis, unfurnished.

All necessary amenities for living are located in the village itself, while Poreč and the first beaches are a 10-minute drive away.

This property is intended for owners who want to enjoy the summer months or as an ideal investment for rental.