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| <b>Code :</b>                     | 01247              |
| <b>Location :</b>                 | Sveti Lovreč       |
| <b>Building size :</b>            | 100 m <sup>2</sup> |
| <b>Lot size :</b>                 | 500 m <sup>2</sup> |
| <b>Distance from center :</b>     | 0 m                |
| <b>Distance from sea :</b>        | 0 m                |
| <b>Number of floors :</b>         | 1                  |
| <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 :** 360.000 €

Poreč, surroundings, modern semi-detached house with a pool and a beautiful garden!

Authentic Istrian nature and a pleasant environment surround this complex of 8 beautiful semi-detached bungalows, located just 15 minutes from the coast, sea, and the city of Poreč. The project emphasizes functionality, privacy, and quality of living. This bungalow with a pool is a perfect blend of luxury, comfort, and privacy. It is situated on the edge of the construction zone in a small Istrian village.

The house has a net area of 100 m<sup>2</sup> and a garden of 500 m<sup>2</sup> with a 25 m<sup>2</sup> pool. It consists of an entrance hall leading to the spacious open area of the house where the kitchen, dining room, and living room are located. There are three comfortable bedrooms, one of which has its own bathroom, and an additional shared bathroom. From the living area, you exit to a spacious covered terrace, beautiful garden, and pool with a sunbathing area.

The house will be heated by underfloor heating, and air conditioners are placed in every room and living area, providing an ideal temperature throughout the year. There is also the possibility of installing a wood-burning fireplace in the living room. The floors will be covered with high-quality ceramic tiles or parquet, depending on the buyer's preferences. This property is sold on a "turnkey" basis, meaning the future owner will get a completely finished house without any additional worries.

All necessary amenities for daily life, such as schools, kindergartens, shops, and restaurants, are just 6 km away, making this bungalow a perfect home for family life or a successful investment in the Istrian paradise.