



<b>Code :</b>	01309
<b>Location :</b>	Poreč
<b>Building size :</b>	138 m <sup>2</sup>
<b>Lot size :</b>	110 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 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>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 490.000 €

A modern terraced house with an area of

138 m<sup>2</sup> is for sale, a perfect combination of classic elegance and contemporary design with an emphasis on stone, providing warmth and an authentic Mediterranean experience. The house is spread over the ground floor and two floors, with an extremely functional layout that meets the needs of modern life.

Ground floor: Spacious entrance hall/wardrobe, open dining room with kitchen, comfortable living room, guest toilet and practical laundry room. From the living room, stairs lead to the upper floors.

First floor: Two spacious bedrooms with lots of natural light, ideal for family or guests, and a shared modern bathroom.

Second floor: Master bedroom with private bathroom, spacious wardrobe and access to a covered terrace with a wonderful view.

In addition to this modern terraced house, there is also a landscaped garden area of

110 m<sup>2</sup>, which includes a beautiful garden ideal for relaxation, family gatherings or gardening. The space around the house provides enough privacy and additional opportunities to enjoy the outdoors. Also, the house has two parking spaces, which ensures practicality and ease in everyday life.



**PARENTIUM NEKRETNINE**

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The perfect combination of indoor and outdoor space makes this property the right choice for those looking for comfort and functionality in one! The house is equipped with electric underfloor heating in all rooms, providing additional comfort and a pleasant temperature throughout the year. The ground floor and all bedrooms have air conditioners, ensuring an optimal climate in the warmer months. Quality ceramics will be installed in all rooms, which further emphasizes the modern and elegant style of this home, while at the same time enabling easy maintenance.

This modern terraced house is expected to be completed in the spring of 2026, giving the prospective owners plenty of time to plan their move. A special convenience for buyers is the option of choosing interior decoration, which allows you to personalize the home according to your own taste and wishes. This is an excellent opportunity to create the perfect home adapted to your lifestyle!