



<b>Code :</b>	01326
<b>Location :</b>	Poreč
<b>Building size :</b>	93 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	9000 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>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>	2022
<b>Energy efficiency :</b>	Not specified

**Price :** 350.000 €

A modern house for sale, the last in a row with a spacious yard - perfect for a family!

We offer you an excellent opportunity to buy a modern terraced house with a total area of

93 m<sup>2</sup>, with an additional spacious yard of even 300 m<sup>2</sup>! This two-story house offers everything you need for a comfortable and quality life.

Layout of rooms:

Ground floor: The open living room connected to the kitchen and dining room creates an ideal space for family gatherings and social activities. The living room leads to a covered terrace in the yard, where there is space for a summer kitchen. On this floor there is also a bathroom, a storage room and a boiler room.

Floor: Upstairs there are three bedrooms, two of which have their own terrace, which provides an additional sense of privacy and comfort. The main bathroom is also located on the same floor.

Additional features:

Underfloor heating on a heat pump for comfort in the winter months, with additional air conditioners for heating and cooling.

Covered parking right at the entrance to the facility.

A spacious yard ideal for relaxing, playing with children or gardening, with the possibility of arranging it according to your wishes.



**PARENTIUM NEKRETNINE**

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This property provides a perfect combination of modern design, comfort and functionality. It is ideal for families looking for a quiet home with excellent opportunities to enjoy the outdoors.