

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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<b>Code :</b>	01350
<b>Location :</b>	Poreč
<b>Building size :</b>	126.40 m <sup>2</sup>
<b>Lot size :</b>	150 m <sup>2</sup>
<b>Distance from center :</b>	5000 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>	3
<b>Seaview :</b>	Yes
<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 :** 340.000 €

FOR SALE: Modern semi-detached house near Poreč with views and close to beaches

A beautiful new build semi-detached house for sale located in a peaceful setting near Poreč and its famous beaches! This luxury property offers the ideal combination of functionality, comfort and modern design.

**Property features:**

Ground floor: A spacious entrance hall leads you to a modern open-concept living room, connected to the kitchen and dining room. The living room opens onto a beautifully landscaped garden with a covered terrace, pergola and outdoor fireplace - the perfect space for relaxation and enjoyment. There is also a bathroom and storage room on this floor.

First floor: Two spacious bedrooms, each with its own luxuriously equipped bathroom, provide peace and privacy.

Attic: Master bedroom with en-suite bathroom and access to a terrace with a beautiful view.

**Additional benefits:**

Private parking with two parking spaces.

Top quality materials used and attention to detail during construction.

Excellent location - close to all amenities and a short distance to the sea.

For any additional information or to schedule a tour, contact us today!