

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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**info: +385 95 359 5158 | +385 97 653 7679**



<b>Code :</b>	01379
<b>Location :</b>	Poreč
<b>Building size :</b>	135 m2
<b>Lot size :</b>	400 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<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 :** 420.000 €

Just 6 km from Poreč, in a peaceful setting of Mediterranean nature, is this modern semi-detached house, ideal for a pleasant family life or an investment for tourism. The house is spread over three floors and offers modern design, functionality and top-notch equipment.

Main features of the property:

Orientation: southwest, providing plenty of natural light throughout the day

Garden area: approx. 230 m2

Parking spaces: provided in front of the house

Room layout:

Ground floor: open space concept that includes a spacious living room, modern kitchen with dining room, pantry/laundry room and guest toilet.

First floor: two spacious bedrooms, each with its own bathroom.

Second floor: two multi-purpose rooms (possibility of adaptation according to the client's needs) with access to a terrace that offers a spectacular panoramic view of the sea.

Top-notch equipment and technology:

Underfloor heating via heat pump

Air conditioning for heating and cooling

High-quality parquet in bedrooms

Premium ceramics in bathrooms and other rooms



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This property is the perfect combination of modern design, top-notch equipment and an attractive location near Poreč.

Don't miss out! For more information and a viewing, contact us now!