

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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<b>Code :</b>	00906
<b>Location :</b>	Poreč
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	2500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Swimming pool :</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>	2023
<b>Energy efficiency :</b>	Not specified

**Price : 850.000 €**

Poreč,

Not far from the city of Porec and from the sea, the construction of this beautiful and modern semi-detached house is planned.

The house is designed on two floors.

On the ground floor there will be a covered entrance (2.78m<sup>2</sup>), entrance hall (4.94m<sup>2</sup>), open space kitchen with dining room and living room (64.83m<sup>2</sup>), storage room (4.58m<sup>2</sup>), wardrobe, toilet and utility room (16,31m<sup>2</sup>) and covered terrace with summer kitchen.

On the first floor there will be 4 bedrooms, each bedroom with its own bathroom, two bedrooms will have access to the terrace.

Joinery on the house will be PVC+ Aluminum, ceramics in the house will be large format - modern. Heating is provided underfloor heating and air conditioning of all spaces.

The first stage for alarm and video surveillance and automated yard doors will be installed.

In the spacious yard there will be a swimming pool, measuring 4m \* 10m, which will be lined with ceramics or kulir (according to the customer's wishes), electrolysis and pool heating). Irrigation of green areas and herbs will be installed in the yard.

The planned start of construction is February 2023.

Good location, nearby are all the necessary facilities for everyday life.

Very interesting property for rent for tourist purposes.