



<b>Code :</b>	02751
<b>Location :</b>	Poreč
<b>Building size :</b>	114.00 m2
<b>Plot size :</b>	417 m2
<b>Garden size :</b>	417 m2
<b>Distance from center :</b>	100 m
<b>Distance from see :</b>	700 m
<b>Numer of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Electric blinds :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Sat/Tv :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Uporabna :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 459.000 €

Located in a charming small tourist town near Poreč, just 700 meters from well-maintained beaches and 100 meters from all amenities, this newly built modern terraced house offers the perfect blend of contemporary design and functionality. Situated on a 417 m<sup>2</sup> plot and spread over three floors, the house is ideal both as a holiday retreat and for year-round living. The ground floor features an open-plan living area with a kitchen, dining room, and living room that opens onto a terrace with a small pool and a relaxing lounge area. There is also an entrance hall and guest toilet. The first floor offers four comfortable bedrooms and three modern bathrooms. The house is equipped with air conditioning for heating and cooling, as well as underfloor heating throughout, ensuring comfort throughout the year. It is being sold fully furnished and equipped, ready for immediate occupancy or tourist rental. With its excellent location, proximity to the sea, and local facilities, this property is a great investment opportunity or a perfect home for peaceful family living in one of Istria's most desirable areas.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.