



<b>Code :</b>	02800
<b>Location :</b>	Poreč
<b>Building size :</b>	180.00 m <sup>2</sup>
<b>Plot size :</b>	200 m <sup>2</sup>
<b>Garden size :</b>	200 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from see :</b>	2000 m
<b>Numer of floors :</b>	3
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2023
<b>Air conditioning :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Uporabna :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Etažirano :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 570.000 €

In the immediate vicinity of the center of Poreč, in an attractive and sought-after location, a new semi-detached house is for sale, spread over three floors, with a total area of approx. 180 m<sup>2</sup>, a yard of approx. 200 m<sup>2</sup>, and 3 parking spaces, located only approx. 2 km from the sea, making it an ideal property for living or investment in Istria.

On the ground floor there is an entrance hall, a bedroom with a private bathroom, a separate guest toilet, and a spacious living room connected to the kitchen and dining area, with large glass walls leading to a terrace with plenty of natural light.

The first floor consists of three bedrooms and two bathrooms, while the attic features a studio apartment with installations for a kitchen, a bathroom with a shower, and access to a terrace.

The property is located close to a school, shops, and all amenities necessary for a comfortable and high-quality lifestyle, making it an excellent choice for year-round living, holidays, or tourist rental in Poreč and on the western coast of Istria.

**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.