



<b>Code :</b>	01301
<b>Location :</b>	Poreč
<b>Building size :</b>	188 m2
<b>Lot size :</b>	500 m2
<b>Distance from city :</b>	4000 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Carpentry - ALU/PVC :</b>	Yes
<b>Carpentry - PVC :</b>	Yes
<b>Depository :</b>	Yes
<b>Building permit :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 470.000 €

K28

#### NEW HOUSES WITH SWIMMING POOL AROUND POREČ

New family houses with a swimming pool are located in the vicinity of Poreč approx. 11 km from the sea.

4 houses will be built with an attached yard; external approx. 500m2, internal approx. 400m2

The ground floor contains: entrance porch, hall, toilet, storage room, pantry.

Open-concept kitchen followed by dining room and living room with exits to a terrace with a canopy and a landscaped yard with a pool (8x4, if desired, the pool can be additionally covered as shown in the pictures in the ad).

Additional storage 7.49m2 on the outside (contains all houses except house D)

On the 1st floor there is an entrance hall and three bedrooms, one with a loggia, and one with its own bathroom and terrace.

Practically used high attic where there is a dressing room, a bathroom and a room of 24.15 m2 that can be a bedroom and/or a fitness room, a relaxation area, a study room, a playroom and the like. It leads to a large terrace with a view of the landscape, where a jacuzzi can be positioned as desired.

Exterior house A = price: €490,000 + €30,000 FOR THE SWIMMING POOL IF THE BUYER WANTS IT

Internal B and C = price: €470,000 + €30,000 FOR THE POOL IF THE BUYER WANTS IT

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- Each property has 3 parking spaces
- Underfloor heating with a heat pump is planned
- The possibility of a saltwater swimming pool
- The possibility of covering the pool
- The houses are sold according to the turnkey system

HOUSE B and C surfaces:

Closed area: 151.22 m<sup>2</sup>

Open space: 37.38m<sup>2</sup>

TOTAL: 188.6 M<sup>2</sup>

HOUSE A area:

Closed space: 143.73 m<sup>2</sup>

Open space: 26.86 m<sup>2</sup>

TOTAL: 170.59 M<sup>2</sup>