



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



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

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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 m²

Open space: 37.38m²

TOTAL: 188.6 M²

HOUSE A area:

Closed space: 143.73 m²

Open space: 26.86 m²

TOTAL: 170.59 M²