



<b>Code :</b>	01506
<b>Location :</b>	Poreč
<b>Building size :</b>	144 m2
<b>Lot size :</b>	675 m2
<b>Distance from city :</b>	3000 m
<b>Distance from sea :</b>	17000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	1 / 1
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A
<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 :</b>	Yes
<b>Furnished :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 480.000 €

K79

The combination of nature and modern architecture is the result of this beautiful new construction - one-story house.

It is located in a quiet place, near the small Istrian town of Tinjan, where there is a school, shop, post office, cafe and restaurant and other amenities, and the coast and beautiful beaches are only 15 minutes away by car.

It is located on a fenced plot of 675m2. The yard is decorated with a green fence and part of the lawn with olive trees.

In its 98.11 m2, it has a hallway, a toilet, an open concept with lots of natural light, where there is a modern fully equipped and high-quality kitchen with all the necessary appliances (double-wing refrigerator, oven, stove, wine cooler, etc.), a dining room and a living room. , and the two bedrooms are fully furnished and have a TV set, and a bathroom

From the living room, there are several exits to a large covered terrace, which is ideal for relaxing or dining with an open view of the pool and untouched nature. The pool is heated, 30m2

The house is fully furnished, with quality furniture made of solid wood and equipped to the smallest detail, and as such is suitable for immediate occupancy. It has underfloor heating that covers the entire house, and three air conditioners. Prefab, low-energy house, energy class A, double insulated on the inside and outside with wool and styrofoam, aluminum joinery. gross area of 144.20m2