



<b>Code :</b>	01507
<b>Location :</b>	Poreč
<b>Building size :</b>	280 m2
<b>Lot size :</b>	334 m2
<b>Distance from city :</b>	5000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	9
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms / WC :</b>	4 / 0
<b>Year of last adaptation :</b>	2021
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Pellet stove :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 540.000 €

K80

AGENCY EXCLUSIVE

Semi-detached house is located in a quiet part of the village near Poreč approx. 5 km.

Only a kilometer and a half from the Aquacolors water park and the beautiful beaches of the Green Lagoon.

The 280m2 house consists of 3 apartments with separate entrances, i.e. each apartment covers one whole floor.

1. Lower apartment 21.5m2 + terrace 46m2:

It has its own parking lot on the lower side of the yard, and consists of: a fully equipped kitchen with a dining room, one bedroom and a bathroom, it has a huge terrace with a view of the sea, and there is also a prefabricated summer kitchen.

The apartment is fully furnished and equipped.

2. Medium apartment 41m2 + terrace 40m2:

It has its own parking lot on the upper side of the yard. It consists of a living room, fully equipped kitchen and dining room with access to a huge terrace overlooking the sea, and a summer kitchen with a refrigerator and grill, two bedrooms and a bathroom.

The apartment is fully furnished and equipped



**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

3. Upper apartment 91 m<sup>2</sup> + 40 m<sup>2</sup> terrace, which is on two floors, also has its own parking space on the upper side of the yard

On the ground floor there is a living room with a stove, a kitchen and a dining room with an exit to a beautiful large, semi-covered terrace with an open view of the sea and a summer kitchen, and a jacuzzi. One bedroom and a bathroom with a bathtub, while upstairs there is an entrance hall, two bedrooms and a bathroom with a shower.

The apartment is fully furnished and equipped. All apartments have several air conditioners that heat and cool

There is also a separate storage room of 10m<sup>2</sup> with a washing machine. The house is fully equipped and furnished and is being sold as such.

PRICE: €540,000