



<b>Code :</b>	01542
<b>Location :</b>	Poreč
<b>Building size :</b>	256 m2
<b>Lot size :</b>	515 m2
<b>Distance from city :</b>	2500 m
<b>Distance from sea :</b>	3000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 850.000 €

#### K86

Semi-detached houses, each with its own pool, are currently being built in the settlement, not far from all facilities such as shops, schools, etc. Quality new construction only 2.5 km from Poreč and the first beaches.

Completion of construction is planned for December 2023, and the houses are currently under the roof in the Roh Bau phase.

The left half of the house consists of the basement, ground floor and first floor. In the basement there will be a sauna with a shower, a small home gym, a lounge room and a small storage room. On the ground floor there is an open space living part of the house - living room, kitchen with dining room, toilet, laundry room. Exit to the covered terrace with summer kitchen, swimming pool and sunbathing area. We climb the stairs to the 1st floor, where there are four bedrooms, each with its own bathroom, two of which have a balcony.

The house will have underfloor heating via a heat pump and air conditioners for cooling.

Owned two parking spaces in front of the house.

Energy class A+