



<b>Code :</b>	01906
<b>Location :</b>	Poreč
<b>Building size :</b>	132 m2
<b>Lot size :</b>	400 m2
<b>Distance from city :</b>	4000 m
<b>Distance from sea :</b>	16000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	2 / 0
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price : 360.000 €**

K215

The house extends over two floors with a total area of

132 m2 gross and is located on a plot of land of 400 m2.

On the ground floor there is a living room, a kitchen with a dining room, a bathroom, a bedroom and one smaller bedroom that is used as a fitness room. On the 1st floor there is a hallway, a bathroom and a spacious bedroom with a balcony.

In the yard there is a pool of 6.50m X 3.30m, depth 1.60m.

The house is fully furnished with high quality furniture.

Heating/cooling is air-conditioned, and the first floor is equipped with air-conditioning.

Smart house KNX system, everything via mobile phone.

Facade 16 cm stone wool

Around all windows and doors stone wool one meter in a circle around in case of fire.

The roof has 45 cm insulation - iron and concrete.

Electric blinds, mosquito nets, electric fence with remote control for opening the main gate to the plot, BIO purifier, outdoor shower, barbecue, paved with polished stone - 60X60, 8 high-quality day/night surveillance cameras..



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There is parking for 4 cars in the yard.

This house is an ideal solution to the housing issue or as an investment for the purpose of tourist rental.