



Code :	02227
Location :	Poreč
Building size :	190 m2
Lot size :	197 m2
Distance from city :	1500 m
Distance from sea :	2000 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms / WC :	4 / 1
Year of construction :	2023
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Agency commission :	3 % + PDV

Price : 570.000 €

K226

Istria, Poreč - modern semi-detached house near the center

Just 1500m from the town of Poreč, there is a furnished semi-detached house located in an attractive location.

The total living area is 190.34 m², and the space is organized over three floors that provide functionality and comfort for everyday life or tourist rental.

On the ground floor there is an entrance area with a hallway and a guest toilet, as well as a spacious bedroom with its own bathroom and access to the yard. The central part of the floor is an open concept living room, kitchen and dining room, where large glass walls allow for plenty of natural light and a direct connection to the outside space.

The first floor includes a hallway, a shared bathroom, one smaller bedroom and two larger rooms with balconies, one of which also has its own bathroom, which further contributes to comfort.

On the second floor, or in the high attic, there is an additional living area with a kitchen and bathroom. This part can serve as a separate living unit, a work area or an additional bedroom. The exit leads to a spacious terrace with a partial sea view.

Heating and cooling are provided by air conditioning in all rooms, while NOBØ wall radiators are additionally installed. The kitchen is equipped with quality Bosch appliances, and the house is sold fully furnished with modern and



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functional furniture, ready to move in without additional investment.

The plot offers the possibility of arranging it according to your own wishes, including the option of building a swimming pool. The property comes with three parking spaces.

Thanks to its excellent location near the center and all important amenities, this property is an excellent choice for both family life and investment for tourist purposes.