



Code :	02229
Location :	Poreč
Building size :	174.80 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 / 0
Year of construction :	2023
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Carpentry - PVC :	Yes
Agency commission :	3 % + PDV

Price : 490.000 €

K228

Poreč area - modern semi-detached house with three floors and a spacious layout

This attractive semi-detached house with a total area of

174.80 m² is located near Poreč, designed through three functional floors that provide comfort and flexibility of use.

The entrance floor offers a practical layout - a hallway, a guest toilet and a bedroom with a private bathroom and an exit to the courtyard. The central part of the home is a spacious open-concept living area with a kitchen and dining room. Thanks to the large glass surfaces, the interior is extremely bright and pleasant, and is also directly connected to the exterior of the house.

On the first floor there are three bedrooms and an additional bathroom. One of the rooms has its own bathroom, while the hallway also leads to a balcony that further enriches the space with natural light.

The final floor, or high attic, is designed as a spacious multi-purpose area with a bathroom. It can serve as an additional living room, work area or bedroom, and the exit to a large terrace ideal for relaxation is of particular value.

The property comes with three parking spaces, which further adds to its



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

practicality.

Due to its location near the center and all important amenities, this house is an excellent choice for a comfortable family life, but also as a safe investment for tourist rental.