



<b>Code :</b>	02631
<b>Location :</b>	Poreč
<b>Building size :</b>	100 m2
<b>Lot size :</b>	504 m2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	4500 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025
<b>Parking :</b>	Yes

**Price :** 450.000 €

For sale is a modern semi-detached house with a net area of

100 m2, located on a plot of 504 m2, only 4.5 km from the center of Poreč and the sea.

The house consists of an entrance hall, 3 bedrooms and 2 bathrooms, a spacious living room with kitchen and dining area, which opens onto a covered terrace and courtyard.

The price of €450,000 includes the finished house, while there is the possibility of paying extra for a 25 m2 swimming pool and a courtyard fence, when the total price is €486,000.

Dear clients, viewing the property is possible only with a signed report on the viewing of the property, which is the basis for further actions related to the purchase and sale as well as for the collection of commission, all in accordance with the Real Estate Brokerage Act.

"Istria Futura" Agency, as an authorized Real Estate Broker, charges the buyer an intermediary fee in the amount of 3% + VAT of the agreed purchase price for mediation services at the time of concluding the Pre-Contract or Contract.