SELETON REAL ESTATE
Obala maršala Tita 1, 52440 Poreč
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Object ID :	0162
Location :	Poreč
Building size :	132 m2
Lot size :	300 m2
Distance from center :	7000 m
Distance from sea :	7500 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Parking :	Yes
Storage room :	Yes
Swimming pool :	Yes
Energie class :	A

Price : 489.000 €

Located in a quiet area near Poreč, this semi-detached house with a surface area of

132 m² is for sale. The ground floor comprises a living room with a dining area, a covered terrace, a kitchen, a bedroom with an en-suite bathroom, a hallway, a toilet, and a storage room. The upper floor features 3 bedrooms, 3 bathrooms, 2 balconies, and a hallway. The house is being sold fully furnished and is equipped with PVC windows featuring triple-glazed glass, insect screens, and electric shutters. It includes underfloor heating (though the boiler or heat pump unit is not installed) and air conditioning in every room. The house features a 10 cm thick thermal insulation facade system; combined with the triple-glazed PVC windows, this ensures excellent thermal and acoustic insulation, as well as high energy efficiency. The property includes a plot of approximately 300 m² with 2 parking spaces and a swimming pool with a sunbathing area. The house is situated approximately 6 km from Poreč and about 7,5 km from the sea and beaches.Energy efficiency rating: "A".For further information or to arrange a viewing, please feel free to contact us!

NOTICE:Dear clients,the property can be viewed exclusively with a signed Brokerage Agreement, which is the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Act on Real Estate Brokerage.In case you decide to purchase the property, the agency commission is 3% + VAT, payable at the time of signing the Preliminary Agreement or the Sale and Purchase Agreement.We are not responsible for possible errors in property

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descriptions, though we strive to be as precise and accurate as possible.Photos, videos, computer visualizations (renderings) and floor plans are illustrative in nature and may not fully correspond to the actual or final condition of the property.Buyers are advised to inspect the property in person before making a final decision.