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|-------------------------------|---------------|
| <b>ID :</b>                   | KOP-785       |
| <b>Location :</b>             | Poreč         |
| <b>Building size :</b>        | 168 m2        |
| <b>Lot size :</b>             | 570 m2        |
| <b>Distance from center :</b> | 4 km          |
| <b>Distance from sea :</b>    | 5 km          |
| <b>Number of floors :</b>     | 2             |
| <b>Number of rooms :</b>      | 4             |
| <b>Number of bedrooms :</b>   | 3             |
| <b>Number of bathrooms :</b>  | 3             |
| <b>:</b>                      | 1             |
| <b>Year of construction :</b> | 2026          |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Parking lot :</b>          | Yes           |

**Price :** 350.000 €

## **For Sale - Roh Bau House with Pool near Poreč - under construction**

Located just approx. 4 km from Poreč, on the edge of a village in a pleasant setting, a Mediterranean-style house with a total area of 168 m<sup>2</sup> is under construction.

The property is functionally arranged over two floors. The ground floor features an entrance area, a spacious living room with kitchen and dining area, access to the terrace, a guest toilet, storage room, utility/boiler room, and one bedroom with an en-suite bathroom. The upper floor comprises two bedrooms, each with its own bathroom and access to private terraces.

The house is situated on a 570 m<sup>2</sup> plot, where a swimming pool is planned, along with 10 planted olive trees, enhancing the Mediterranean atmosphere.

The property is being sold in its current (roh bau) condition, with all utility connections included in the price.

There is an option to complete the house on a "turnkey" basis for 590,000 €.