

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2675
Location :	Višnjani
Building size :	137 m2
Lot size :	250 m2
Distance from center :	1 m
Distance from sea :	11 m
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Sea View :	Yes
Parking :	Yes
PVC doors and windows :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
Swimming pool :	25 m2
Terrace :	Yes
Sun lounge :	Yes
Air conditioning :	Yes
Underfloor heating (predisposition) :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2025

A semi-detached house with a pool and a sea view is for sale in Višnjani. The house, labeled "B", has a total area of

137m2 spread over two floors.

The ground floor consists of an entrance hall, bathroom, pantry, bedroom, kitchen and living room with access to the yard and pool. Climbing the stairs to the first floor, you will find a storage room, a wardrobe, a bedroom with its own bathroom and a terrace with a beautiful view of the historic center of the city and the sea.

The floors of the house are tiled with high-quality ceramics, and electric underfloor heating will be installed.

All rooms equipped with air conditioners. The property comes with two parking spaces.

The house is conveniently located near all essential amenities for a comfortable life, while offering a peaceful environment, which makes it ideal for future owners to use as a private holiday home or to rent for tourist purposes.

Poreč with its beaches is only 10 kilometers away, and Novigrad





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only 13 kilometers away.