



<b>Code :</b>	00080
<b>Location :</b>	Poreč
<b>Building size :</b>	291 m2
<b>Lot size :</b>	676 m2
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	2500 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Outdoor jacuzzi :</b>	Yes
<b>Sewerage :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Parking :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Central heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Sauna :</b>	Yes
<b>Terrace :</b>	Yes
<b>Roof terrace :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>Year of construction :</b>	2023
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A

**Price :** 1.200.000 €

Impressive villa with pool and sea view near Poreč

An impressive villa for sale with a pool and a view of the sea in the vicinity of Poreč. The villa is located in a tourist town not far from Poreč and has all amenities. The net usable area of

the villa is 291 m2, while the land area is 676 m2. It extends over three floors. The ground floor of the villa consists of a large open space where the living room with fireplace, dining room and

kitchen are located. Also on the ground floor there is a toilet, a laundry room, a study and a wellness area with a sauna. The living room has direct access to a large covered terrace, swimming pool with sunbathing area and fenced land. On the first floor there are 4 bedrooms, each with its own bathroom. Three bedrooms have access to a large terrace with a panoramic view of the sea and nature. On the roof terrace, which is reached by internal stairs, there is a summer kitchen and a jacuzzi. Heating is provided by an electrically powered heat pump through underfloor heating. A fireplace in the living room can serve as an additional source of heating living room, while cooling is provided by air conditioners (all rooms). The carpentry is aluminum with three-layer glass, while the facade is energy-efficient, which ensures low heating and cooling costs. The villa is built with top-quality materials - 25 cm porotherm bricks, ceramics and first-class parquet floors, as well as sanitary facilities.

The villa has a swimming pool of 32 m<sup>2</sup> and has two parking spaces. The first phase of video surveillance and alarm system was implemented.

The planned completion of construction is the end of 2023.

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