



Code :	00082
Location :	Poreč
Building size :	306 m ²
Lot size :	772 m ²
Distance from center :	300 m
Distance from sea :	2500 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Swimming pool :	Yes
Outdoor jacuzzi :	Yes
Sewerage :	Yes
Parking :	Yes
Air conditioning :	Yes
Central heating :	Yes
Underfloor heating :	Yes
Sauna :	Yes
Terrace :	Yes
Roof terrace :	Yes
Security door :	Yes
Internet :	Yes
Year of construction :	2026
Condition :	Under construction
Energy efficiency :	A

Price : 1.400.000 €

Modern villa with pool and sea view near Poreč

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

the villa is 306 m², while the land area is 772 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 covered terrace of 29.25 m², a

swimming pool with a sunbathing area and a fenced plot. 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 m² and has two parking spaces. The first phase of video surveillance and alarm system was implemented in the villa. The planned completion of construction is the fall of 2023.

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