



<b>Code :</b>	00082
<b>Location :</b>	Poreč
<b>Building size :</b>	306 m <sup>2</sup>
<b>Lot size :</b>	772 m <sup>2</sup>
<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>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Central heating :</b>	Yes
<b>Underfloor heating :</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 €

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 m<sup>2</sup>, while the land area is 772 m<sup>2</sup>. 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 m<sup>2</sup>, 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 m<sup>2</sup> 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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