



<b>Code :</b>	02499
<b>Location :</b>	Poreč
<b>Building size :</b>	306.00 m2
<b>Plot size :</b>	1450 m2
<b>Numer of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Sea View :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2020
<b>Swimming pool :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Sauna :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Barbecue :</b>	Yes
<b>Sat/Tv :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Uporabna :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes

**Price :** 1.250.000 €

Attractive and modern villa with a beautiful sea view , approx. 12 km from Poreč and 9 km from Mora - the villa has an area of 306 m2 and consists of a basement, ground floor and first floor - 4 bedrooms, 4 bathrooms and 2 toilets - a heated pool of 50 m2 - It consists of a basement, ground floor and first floor. In the basement there is a wellness area with sauna, gym, jacuzzi and toilet. On the ground floor there is an open-plan hallway, kitchen with dining room, large living room with direct access to the terrace, storage room, toilet and bedroom with bathroom. Upstairs there are 3 bedrooms, each with its own bathroom and a terrace - All rooms have access to a common terrace with a view of the sea - underfloor heating, air conditioning, solar panels. The villa is located in an extremely attractive and quiet location and a spacious landscaped plot of 1450 m2.