



<b>Code :</b>	02550
<b>Location :</b>	Poreč
<b>Building size :</b>	168.00 m2
<b>Plot size :</b>	751 m2
<b>Distance from center :</b>	2000 m2
<b>Distance from see :</b>	12000 m2
<b>Numer of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2023
<b>Swimming pool :</b>	Yes
<b>Sauna :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes

**Price : 740.000 €**

In the vicinity of Poreč, in a quiet location approx. 12 km from the sea - a detached, attractive and high-quality villa with a swimming pool for sale, spread over two floors of 168.40 m2 - ground floor: spacious living room with kitchen and dining room according to the open space system, one bedroom room, bathroom and storage room. Floor: two comfortable bedrooms, two bathrooms, a sauna with an entrance hall and a terrace with a view of the pool - Heating and cooling is provided by underfloor heating with a heat pump and fan convectors. The villa is located on a plot of 751 m2. The planned completion of construction is the summer of 2024.

- All windows and doors are made of wood/aluminum
- All rooms have underfloor heating (heat pump)
- Cooling with built-in fan coils (convectors)
- swimming pool with modern film RENOLIT ALKORPLAN TOUCH in Relax color.
- Facades: a combination of stone facades and facades manufactured by STO ("Mercedes" in facades)
- All interior doors from floor to ceiling height approx. 270 cm
- Floors: Italian ceramics of larger dimensions and oak parquet in the bedrooms.
- Swimming pool - the possibility of installing a heat pump

The advertised price of the property plus VAT. The price refers to a turnkey house with a landscaped garden - 2 parking spaces.