



Code :	02569
Location :	Poreč
Building size :	229.00 m ²
Plot size :	914 m ²
Distance from center :	8500 m ²
Distance from see :	8500 m ²
Numer of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2024
Swimming pool :	Yes
Electric blinds :	Yes
Underfloor heating :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Heat pump :	Yes

Price : 780.000 €

Attractive villa under construction with a swimming pool and a large garden, modern design, in a quiet location, 10 minutes' drive from the sea and the center of Poreč. The villa is being built on a plot of 914m². Inside the fenced yard, the villa will have a 30.84m² swimming pool and a 9.86m² summer kitchen. This modern villa offers a net living area of 229.82m², it is designed on two floors: ground floor and first floor. The main entrance is on the south facade, where a covered passage leads to the corridor that connects the bedroom with the accompanying bathroom, the guest toilet, and leads to an open space consisting of a kitchen, dining room and a spacious living room. From the dining room/living room it is possible to exit to a partially covered terrace. An internal staircase leads to the rooms located on the first floor, three bedrooms with attached bathrooms and balconies that offer a view of the green environment.

Technical description:

Roof structure: reinforced concrete slab 18 cm thick, thermal and hydro insulation.

Mezzanine structures are made as reinforced concrete slabs with a thickness of 18 cm

The facade is made as an ETICS facade system of 8 cm thick thermal insulation and a final facade layer.

The exterior carpentry is provided from PVC carpentry, with el. blind lifters and built-in mosquito nets. Internal door: wood design made of natural veneer treated with azure coating.

The floors are made as "floating floors" with thermal and sound insulation.

Floor coverings: ceramic on the ground floor, while parquet flooring is planned in the bedrooms.



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Heating of the villa: it is planned with an air-water heat pump that serves as an energy source for heating domestic hot water and underfloor heating. Split systems (air-to-air heat pumps) are provided for room heating in the transitional period and cooling. There is also a chimney in the living room to which a fireplace can be connected. Entrance gates with automatic opening - Garden: Automatic irrigation, Lawn and Mediterranean plants - Outdoor lighting, three parking spaces, alarm system and video surveillance system.