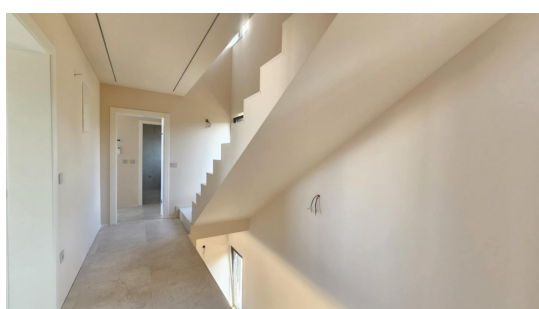




Code :	02666
Location :	Poreč
Building size :	251.00 m2
Plot size :	821 m2
Garden size :	821 m2
Distance from sea :	14000 m
Numer of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2025
Swimming pool :	Yes
Jacuzzi :	Yes
Sauna :	Yes
Air conditioning :	Yes
Electric blinds :	Yes
Underfloor heating :	Yes
Barbecue :	Yes
Sat/Tv :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 970.000 €

Near Poreč - we are selling a quality modern villa with a swimming pool approximately 14 km from Poreč and the sea, with a total gross area of

251 m2 - The villa consists of a ground floor, first floor and a roof terrace. Ground floor: hallway, spacious living room with kitchen, dining room with access to the terrace where there is a summer kitchen, one bedroom with bathroom, toilet, pantry, technical room and engine room - first floor: 3 bedrooms, 3 bathrooms and a spacious terrace with a sea view - roof terrace: from the roof terrace there is a beautiful view of the sea where you can enjoy the jacuzzi and sauna. Heating/cooling: underfloor heating and hot water via a Daikin heat pump - air conditioning in all rooms and the living room via Daikin air conditioning - Swimming pool 46 m2: tiles, heated pool via a Zodiak heat pump - four parking spaces - PVC joinery, aluminum sliding walls - mosquito nets - surveillance cameras - SAT - alarm - landscaped environment. Plot 821 m2 - Given the location of the property and the facilities that the place offers, it is ideal for living as well as for tourist rental. All work will be completed in the spring of 2025.



HABITARE REAL ESTATE

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NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.