



Code :	02667
Location :	Poreč
Building size :	307.00 m2
Plot size :	979 m2
Garden size :	979 m2
Distance from see :	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 : 1.190.000 €

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

307.50 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 - 50 m2 swimming pool: 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 979 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. Completion of all



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works will be in spring 2025. The buyer does not pay real estate transfer tax.

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.