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|-----------------------------------|---------------------|
| <b>Code :</b>                     | 01136               |
| <b>Location :</b>                 | Poreč               |
| <b>House Type :</b>               | Semi-detached house |
| <b>Building size :</b>            | 214 m <sup>2</sup>  |
| <b>Lot size :</b>                 | 479 m <sup>2</sup>  |
| <b>Distance from center :</b>     | 1000 m              |
| <b>Distance from sea :</b>        | 500 m               |
| <b>Number of floors :</b>         | 3                   |
| <b>Number of rooms :</b>          | 7                   |
| <b>Number of bedrooms :</b>       | 3                   |
| <b>Number of bathrooms / WC :</b> | 3 / 1               |
| <b>Number of parking lots :</b>   | 2                   |
| <b>Year of construction :</b>     | 2024                |
| <b>Energy efficiency :</b>        | Not specified       |
| <b>Sea View :</b>                 | Yes                 |
| <b>Balcony :</b>                  | Yes                 |
| <b>Internet :</b>                 | Yes                 |
| <b>Swimming pool :</b>            | Yes                 |
| <b>Climate :</b>                  | Yes                 |
| <b>Satellite :</b>                | Yes                 |
| <b>Heating :</b>                  | Yes                 |
| <b>Underfloor heating :</b>       | Yes                 |
| <b>Depository :</b>               | Yes                 |
| <b>Outdoor kitchen :</b>          | Yes                 |
| <b>Alarm :</b>                    | Yes                 |
| <b>Video surveillance :</b>       | Yes                 |
| <b>Current implemented :</b>      | Yes                 |
| <b>Conducted water :</b>          | Yes                 |
| <b>Sewage implemented :</b>       | Yes                 |
| <b>Asphalted :</b>                | Yes                 |
| <b>Building permit :</b>          | Yes                 |

Price : 1.050.000 €

An exclusive semi-detached villa is for sale in one of the most sought-after locations in Porec. The villa spans three floors.

The ground floor includes a spacious living room, kitchen, dining room, laundry room, guest toilet, and storage rooms. The open-plan living area features floor-to-ceiling windows, allowing natural light to illuminate the space and offering views of the lush landscape. The living area provides access to a covered terrace with an outdoor kitchen and a beautifully landscaped garden.

On the first floor, there are two bedrooms, each with an en-suite bathroom for privacy and convenience, as well as a large covered terrace. The attic houses a master bedroom with an en-suite bathroom and an uncovered



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terrace, offering panoramic views of the sea and the city of Poreč.

The entire villa will be equipped with underfloor heating and air conditioning for maximum comfort. Outside, the villa features a meticulously landscaped garden, a private 35 m2 swimming pool, and a spacious patio area for relaxation and entertainment. The exterior joinery will have PVC frames with three-layer glass and mosquito nets, ensuring durability, excellent insulation, and insect protection.

Additionally, the villa will have an alarm system and video surveillance for extra security and monitoring.