



<b>Code :</b>	01139
<b>Location :</b>	Poreč
<b>House Type :</b>	Semi-detached house
<b>Building size :</b>	215 m <sup>2</sup>
<b>Lot size :</b>	485 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>	5
<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>	2025
<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 Poreč.

This residence spans three floors.

The ground floor will have a spacious living room, kitchen, dining room, laundry room, guest toilet, and storage room.

The expansive open-plan living area boasts floor-to-ceiling windows, allowing natural light to bathe the space while providing views of the lush landscape. Through large glass walls, there is an exit to a covered terrace with an outdoor kitchen and a beautifully landscaped garden.

An internal staircase will lead to the first floor, consisting of two bedrooms, each with an en-suite bathroom ensuring privacy and convenience for every



## **POREČ IMMOBILIEN**

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resident, and a large covered terrace.

The attic will consist of a master bedroom with an en suite bathroom and an uncovered terrace, from which there will be a panoramic view of the sea and the city of Porec.

Throughout the entire villa, there will be installed underfloor heating and air conditioners, for maximum comfort.

Outside, the villa boasts a meticulously landscaped garden, where you can unwind in serenity or soak up the sun by the private swimming pool of 35 m<sup>2</sup>. The outdoor space is designed for relaxation and entertainment, with a spacious patio area perfect for al fresco dining or lounging with loved ones.

The exterior joinery will have PVC frames, which not only offer durability but also provide excellent insulation. The three-layer glass further enhances the insulation properties, ensuring that your villa remains cozy and energy-efficient. The windows will be equipped with mosquito nets.

This villa will have an alarm system and video surveillance, offering an extra layer of protection and enabling you to monitor your villa's surroundings anytime.