



Code :	01144
Location :	Poreč
House Type :	Semi-detached house
Building size :	316 m ²
Lot size :	423 m ²
Distance from center :	1000 m
Distance from sea :	500 m
Number of floors :	3
Number of rooms :	14
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 6
Number of parking lots :	2
Year of construction :	2019
Energy efficiency :	B
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.290.000 €

A modern semi-detached villa with a sea view is for sale, not far from the center of Poreč and its beautiful beaches.

The villa is located on a landscaped garden of 423 m² and consists of two separate residential units.

The first residential unit extends over the ground floor, first floor, and attic.

On the ground floor, there is a spacious living room with a fireplace, a kitchen, a dining room, a guest toilet, a laundry room, and a fitness room.

An internal staircase leads to the first floor, where are two bedrooms, each with a bathroom and access to the terrace with a beautiful sea view.

In the attic, there is an additional bedroom with a bathroom in which there is



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a micro-cement bathtub with a view of the sea and the sunset.

On the ground floor of the second accommodation unit, there is a laundry room hidden behind a mirror, and an internal staircase leads to the first floor where there is a kitchen, living room, and bathroom, and on the second floor, there are two bedrooms, one of which is a master bedroom, the other a children's bedroom and more one bathroom.

Electric underfloor heating is installed throughout the villa, and air conditioners are installed in every room.

Electric shutters have been installed on the exterior carpentry, and the villa also has video surveillance and an alarm system.

On the beautifully landscaped garden with automatic irrigation, there is a heated infinity pool of 50 m², a covered terrace with a barbecue, and a dining place.

The villa is located in a very attractive and quiet location and is an ideal property for a comfortable life, but also an investment opportunity.