



<b>Code :</b>	01353
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	242 m <sup>2</sup>
<b>Lot size :</b>	1080 m <sup>2</sup>
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	8500 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	3
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</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>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 790.000 €

For sale is a modern villa under construction, spanning two floors—ground floor and first floor—with a total gross area of 242.95 m<sup>2</sup>. This luxurious property offers everything needed for a comfortable and sophisticated lifestyle.

Upon entering the villa, you are greeted by a spacious entrance hall that leads to an open-plan living room, dining area, and kitchen. On this floor, there is also a bedroom with a bathroom, a guest toilet, and a laundry room. The living room opens onto a covered terrace. The villa also features a 36.30 m<sup>2</sup> swimming pool and a covered outdoor kitchen with additional storage, ideal for summer gatherings.

The entrance staircase leads to the first floor, where three spacious bedrooms are located, each with its bathroom. The bedrooms have access to a shared covered terrace, offering a beautiful view of the surroundings.

The villa is heated with underfloor heating powered by a heat pump, while



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

cooling is provided by split system air conditioners. The living room is equipped with a chimney, allowing for the installation of a fireplace. The floors are covered with high-quality ceramic tiles, while the bedrooms are fitted with parquet flooring, providing an added sense of warmth and comfort.

The villa's entrance gates have an automatic opening system, and the garden is equipped with an automatic irrigation system, lawn, and Mediterranean plants. Outdoor lighting creates a pleasant ambiance, and the villa includes three parking spaces. An alarm system and video surveillance are installed throughout the villa.

This villa represents the perfect combination of modern design, functionality, and luxury, making it ideal for a family home or as an investment for tourist purposes.