



<b>Code :</b>	01354
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	230 m <sup>2</sup>
<b>Lot size :</b>	914 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>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>Fireplace :</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 : 760.000 €

For sale is a modern newly-built villa located just 8 km from the town of Porec, offering the perfect blend of comfort, functionality, and style. The villa spans two levels, with a net area of 229.82 m<sup>2</sup>, and is situated on a beautifully landscaped plot featuring a 30.82 m<sup>2</sup> swimming pool.

The ground floor includes a hallway leading to a bedroom with an en-suite bathroom, a guest toilet, a laundry room, and an open-plan kitchen, living room, and dining area. There are three spacious bedrooms on the upper floor, each with its own en-suite bathroom.

The bedroom floors are covered with high-quality parquet, while other rooms are finished with ceramic tiles. The villa features underfloor heating and split-system air conditioning units for additional comfort. PVC windows with



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electric shutters and mosquito screens are installed throughout the property.

The garden is designed in a Mediterranean style and has an automatic irrigation system, creating an idyllic outdoor environment for relaxation.

This property is an ideal choice for those seeking a high-quality new build near Poreč, boasting modern features and carefully designed details.