



Code :	01499
Location :	Poreč
House Type :	Detached house
Building size :	292 m ²
Lot size :	950 m ²
Distance from center :	2000 m
Distance from sea :	900 m
Number of floors :	3
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 1
Number of parking lots :	3
Year of construction :	2022
Energy efficiency :	A
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
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.490.000 €

A newly built modern villa for sale in the immediate vicinity of Porec city centre, just 900 metres from the sea. The villa offers 292 m² of net living space and beautiful sea views.

The villa is arranged over three levels: the ground floor, first floor and attic. The ground floor features a spacious open-plan living area with a kitchen and dining room, a guest WC, a separate laundry room, additional storage space and a boiler room. The living room is enhanced by a modern fireplace. Large glass doors and windows throughout the living and dining areas provide abundant natural light throughout the day.



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An elegant wooden staircase leads to the first floor, which comprises four spacious bedrooms, each with its own en-suite bathroom and private terrace.

The attic level features a gallery, an additional bedroom with an en-suite bathroom, and a terrace offering stunning sea views.

The villa is equipped with a heat pump for heating and cooling. Underfloor heating is installed on the ground floor and in all bathrooms, while fan coil units provide heating and cooling in the bedrooms. The bathrooms also feature heated towel rails connected to the heat pump. The ground floor and master bedroom are additionally equipped with air conditioning.

The property is set on a generous 950 m² plot featuring an 11 × 3.60 m swimming pool with ceramic tiling and two hydromassage jets.

A spacious terrace with an outdoor lounge set is sheltered by a bioclimatic pergola, creating a comfortable outdoor living area.

The landscaped garden features an automatic drip irrigation system for the plants and an automatic sprinkler system for the lawn.

Additional features include an alarm system, video surveillance, a motorised entrance gate, a video intercom, and three covered parking spaces.

The villa is sold fully furnished with brand-new designer furniture, offering a luxurious and contemporary living experience close to the sea and all amenities of Poreč.