



## POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

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<b>Code :</b>	00827
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	250 m <sup>2</sup>
<b>Lot size :</b>	1100 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Number of parking lots :</b>	5
<b>Year of construction :</b>	2018
<b>Energy efficiency :</b>	A
<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>Solar heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</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 : 1.290.000 €

For sale is a beautiful, modernly designed villa with a pool, only 5 km from the center of Porec and 500 meters from the first shops.

It is located on a landscaped plot with automatic irrigation of 1100 m<sup>2</sup>, and the entire property is surrounded by a hedge.

On the ground floor, there is a modern kitchen equipped with high-quality furniture from Italy, a dining room and living room with fireplace and a view on the crystal-clear swimming pool and nicely cultivated garden.

The living room also has an exit to a wonderful covered terrace with an outdoor dining table perfect for meals with your family and friends. On the ground floor, there is also one bedroom with bathroom.

Upstairs are four bedrooms and two bathrooms. The master bedroom has its bathroom, and the other three rooms share one bathroom.



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All materials such as solid wood interior doors, iron stairs, high-quality PVC, and aluminum joinery have been carefully selected. Mosquito nets and electric shutters are on all windows and doors.

In addition to the outdoor pool of 40 m<sup>2</sup>, there is a 12 m<sup>2</sup> large storage room.

Heating system: Underfloor heating and cooling via heat pump can be adjusted via the installed application, + two additional air conditioners, and the first phase of solar heating.

The villa is for sale fully furnished.