



<b>Code :</b>	00967
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	303 m <sup>2</sup>
<b>Lot size :</b>	1324 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<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>	2023
<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>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 1.550.000 €

A project of 14 luxury villas located 10 km from the city of Porec is in the final phase of construction. This luxury resort will fit perfectly into the existing environment with its modern architecture and green gardens overlooking the sea.

"Villa No. 6" covers an area of

303.34 m<sup>2</sup> and is located on a plot of 1,324 m<sup>2</sup>.

On the ground floor of this villa, there is an entrance hall, a living room with access to a covered terrace, a spacious kitchen and dining room, a small toilet, a pantry with laundry, wine storage, and a technical room. Outside the house, there is access to additional storage of 7.75 m<sup>2</sup>.

The first floor consists of four bedrooms, each with an en-suite bathroom. The landscaped garden has an outdoor kitchen, a separate room with a sauna, a large pool of 60 m<sup>2</sup> with a sun deck, and an outdoor shower.



## **POREČ IMMOBILIEN**

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The outer walls of the villa are 25 cm thick, made of Porotherm brick, with 10 cm Styrofoam insulation. The inner partition walls are of Porotherm brick, 11.5 cm.

The facade is partly covered with natural stone, the floors are equipped with Italian-quality ceramics. The exterior joinery is aluminum, and the interior is solid wood.

The heating of the villa is by electric underfloor heating and cooling by air conditioners.

The villa will be equipped with video surveillance cameras and an alarm system.

The villa will also be equipped with a satellite dish, and satellite and TV connections will be in each room.

The garden will be planted with grass and three indigenous olive trees and surrounded by a wall and an electric fence.

A great advantage when buying such a property is that the buyer can participate in the choice of materials and set up a villa according to their wishes.

This luxurious and modern property is an ideal investment for a luxury vacation or tourist rent.

The price of this property includes VAT.