



<b>Code :</b>	00972
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	265 m <sup>2</sup>
<b>Lot size :</b>	676 m <sup>2</sup>
<b>Distance from center :</b>	600 m
<b>Distance from sea :</b>	2300 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	2
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Wellness :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Jacuzzi :</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 :** 1.312.500 €

In a small tourist town near Porec, for sale is this stunning and sophisticated luxury villa of modern architecture with a view of the sea and lush greenery. The villa is located only 2.5 km from the sea and will have a wellness, pool, sauna, and jacuzzi.

The ground floor consists of an open space of 55 m<sup>2</sup> in which there will be a living room, a kitchen, and a dining room. Large glass walls throughout the living room and dining room will allow a large influx of sunlight all day. On the continuation of the ground floor, there is a separate room designed for wellness with a sauna and shower, a technical room with a heating system, a separate laundry room, and a guest toilet.



## **POREČ IMMOBILIEN**

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From the living room and the kitchen, there is access to a large covered terrace of 41.77 m<sup>2</sup> with a view of the pool.

The first floor consists of four bedrooms with en-suite bathrooms and a spacious covered terrace of 58 m<sup>2</sup>.

On the second floor, there is a large roof terrace of 45 m<sup>2</sup> with a panoramic view of the sea.

The garden will be completely fenced and planted with Mediterranean plants. In the central part of the garden, there will be a swimming pool of 32 m<sup>2</sup>, and a paved sunbathing area. There will also be a summer kitchen in the yard.

Materials and equipment that will be used:

- underfloor heating and hot water on a heat pump Mitsubishi + VRF inverter system with 6 internal air-conditioning units
- fireplace in the living room
- ETICS thermo-insulated facade
- flooring materials - 1st class ceramic tiles on the whole ground floor, 1st class parquets in the bedrooms, and 1st class ceramic tiles in the bathrooms
- aluminum windows and sliding glass walls with interrupted thermal bridges and three-layer thermal insulating glass.
- alarm and video surveillance.

The house will be made of bricks with a thickness of 25 cm + 10 cm of thermal insulation.

In the surrounding area, there are restaurants, a school and a kindergarden, a post office, a shop, a tennis court, and hiking trails.

The property is in the VAT system and the stated price includes VAT.