



Code :	00106
Location :	Poreč
Building area :	198 m ²
Land area :	794 m ²
Distance from the center :	18000 m
Distance from the sea :	18000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Year of construction :	2022
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **775.000 €**

In the vicinity of Poreč, just 18 km from both the city and the sea, this charming villa is for sale in a peaceful area of a smaller town surrounded by nature and holiday villas.

Its location ensures privacy and relaxation away from the hustle and bustle of the city. Behind the house, there is a forest that will be further developed with amenities for children and recreation, making this place ideal for families and nature lovers.

The villa covers an area of 198 m² and is situated on a plot of land totaling 794 m². The garden is beautifully landscaped and includes a 30 m² swimming pool, perfect for enjoying warm days. The interior of the villa offers four spacious bedrooms, each with its own bathroom, as well as a spacious living room with an open-plan kitchen and dining area that exudes comfort and elegance.

All rooms are modernly equipped and finished with high-quality materials. Heating is provided by an underfloor heating system



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with heat pumps, while cooling is ensured by air conditioning units.

The villa also has two parking spaces, providing additional convenience for guests and owners, making it an ideal destination for relaxation in nature.

For more information and to arrange a viewing, please feel free to contact us.