



Code :	00112
Location :	Poreč
Building area :	160 m ²
Land area :	985 m ²
Distance from the center :	200 m
Distance from the sea :	8000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	668.000 €
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For sale is this beautiful villa with a pool, located near Poreč, offering an outstanding view of the sea. This property is situated in an area with developed infrastructure, approximately 8 kilometers from the coast and 12 kilometers from Poreč itself, making it an ideal location for those who wish to enjoy a peaceful environment while being close to all essential amenities.

The villa spans a plot of 985 m², with a living area of 159.52 m². On the ground floor, there are functional spaces including a hallway, a spacious living room connected to the kitchen and dining area, as well as a bedroom with an en-suite bathroom. There is also a guest toilet, a storage room (technical room), and a covered terrace that provides additional space for relaxation and socializing.

On the first floor of the villa, there are two more comfortable



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bedrooms, both equipped with their own bathrooms. Here, you will also find a terrace with a captivating sea view, perfect for enjoying your morning coffee or evening sunsets.

The villa is equipped with high-quality PVC joinery with triple glazing, ensuring excellent insulation and energy efficiency. Underfloor heating powered by a heat pump is installed throughout the house, along with air conditioning units for additional comfort. The 32 m² pool offers a perfect spot for refreshing during the summer months.

This property is sold "turnkey" without furniture, allowing new owners the opportunity to furnish it according to their own desires and needs.

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