



Code :	00280
Location :	Poreč
Building area :	200 m ²
Land area :	873 m ²
Distance from the center :	13000 m
Distance from the sea :	13000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Storage room :	Yes
Parking :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	1.125.000 €
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For sale is a designer villa with a swimming pool located near Poreč, 13 km from the sea and the city.

This modern property will consist of approximately 200 m² spread over two floors. The ground floor will feature a spacious living room with a wood-burning fireplace, connected to the kitchen and dining area in an open space concept, a storage room, a guest toilet, and a boiler room. From the living room, through a large glass wall, you will access the terrace where a summer kitchen and a heated swimming pool measuring 56 m² will be situated, perfect for enjoying warm days.

On the first floor, there will be four bedrooms and three bathrooms, an additional area for relaxation, and a wellness zone with a jacuzzi and sauna. Each room will have access to a terrace, and one of the bedrooms will offer a sea view.

Heating will be provided by underfloor heating via a heat pump, and each room will be equipped with its own air conditioning unit



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for cooling.

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