



Code :	00292
Location :	Poreč
Building area :	316 m ²
Land area :	1071 m ²
Distance from the center :	500 m
Distance from the sea :	12000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	5
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2021
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.375.000 €**

In the immediate vicinity of Poreč, a stunning villa with a pool is for sale, combining modern lines and natural materials in perfect harmony with the surrounding landscape.

On the ground floor of the villa, there is an elegant entrance hall that leads to a spacious living room connected to the outdoor space through large glass walls. This open area includes a modern kitchen, dining room, and living room. Also on this level, there is a toilet/laundry room and an internal staircase.

The outdoor area features a 60 m² pool, surrounded by a sunbathing area and relaxation space, as well as an outdoor kitchen and socializing area.

On the upper floor, there are four spacious bedrooms, each with



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its own bathroom and walk-in closet, and all rooms have access to a covered terrace with a sea view.

Heating on the ground floor and in all bathrooms is provided by underfloor heating, while cooling and additional heating are facilitated by heat pumps in combination with fan coil units. Solar panels contribute to the energy efficiency of the house.

The entire property is equipped with a video surveillance system and an alarm, and the entrance gate opens automatically. The landscaping features an automatic irrigation system, and the yard is carefully planned and arranged in an authentic Mediterranean style.

The smart home system allows for the management of the boiler room, blinds, heating, and cooling through automation, ensuring maximum comfort and functionality.

The sanitary fixtures are of the highest quality, and the house is sold fully furnished and equipped. There are parking spaces for multiple vehicles, along with the added convenience of a garage.

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