



Code :	00032
Location :	Poreč
Building area :	454 m ²
Land area :	6271 m ²
Distance from the center :	15000 m
Distance from the sea :	15000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	8
Number of bathrooms :	6
Number of toilets :	2
Storage room :	Yes
Number of parking spaces :	6
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2020
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Old price : 1.490.000 €

New price : 1.199.990 €

In a peaceful location, 15 km from Poreč and the sea, there is a spacious villa with an area of 454 m². The villa is built on a plot of 2008 m², and it also includes an additional 4262 m² of non-building land, making the total area of the property 6271 m². This villa offers complete privacy and tranquility, while being close to all necessary amenities.

On the ground floor, there is a spacious living room with a kitchen, two bedrooms, two bathrooms, two toilets, a storage room, a laundry room with a boiler room, and a covered terrace. Upstairs, there are four bedrooms, each with its own bathroom, and a terrace with a beautiful view of nature.

The villa is equipped with underfloor heating, air conditioning, and an alarm system. The garden is meticulously landscaped,



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and it includes a 36 m² swimming pool, perfect for relaxation. Parking spaces for six cars are also provided. This property offers a blend of comfort, privacy, and natural surroundings, ideal for family living or vacation.

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