



Code :	00325
Location :	Poreč
Building area :	220 m2
Land area :	548 m2
Distance from the center :	2000 m
Distance from the sea :	2000 m
Orientation :	South-West
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Parking :	Yes
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 825.000 €

A villa is for sale in a quiet area near Poreč, just 2 km from the sea and the town.

On the ground floor, there is a living room with a fireplace, a kitchen, and a dining area connected in an open space, one bedroom, a toilet, and a technical room. On the first floor, there are three bedrooms, each with its own bathroom and access to a terrace. The highest level features a wellness area with a sauna and an additional bathroom.

The heating system is designed as underfloor heating powered by a heat pump, ensuring a comfortable temperature in every room. High-quality materials and details have been used, and the living room is further enhanced by the fireplace.

For more information and to arrange a viewing, feel free to



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