



<b>Code :</b>	00330
<b>Location :</b>	Poreč
<b>Building area :</b>	183 m <sup>2</sup>
<b>Land area :</b>	692 m <sup>2</sup>
<b>Distance from the center :</b>	8000 m
<b>Distance from the sea :</b>	5000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	2
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Parking :</b>	Yes
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 948.750 €

A semi-detached villa is for sale in a quiet neighborhood near Poreč, located 8 km from the city and 5 km from the sea. The neighborhood features a shop, dining establishments, and other amenities necessary for everyday life.

This is a villa under construction, with completion planned for mid-2025. The property for sale is one half of the semi-detached villa, totaling 183.21 m<sup>2</sup> of living space, along with a garden of 692 m<sup>2</sup>. The villa spans two floors.

The ground floor will include an entrance hallway, a toilet, a technical room, a boiler room, an outdoor toilet, a kitchen with a dining area, and a living room with access to a covered terrace. Additionally, there will be a 36 m<sup>2</sup> swimming pool with planned heating. On the first floor, there will be a hallway and three



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bedrooms, each with its own bathroom and access to a spacious terrace. Sea views will be available from both the ground floor and the first floor.

For heating and cooling, a heat pump with underfloor heating and additional fan coil units will be installed. The villa will be built using high-quality materials, including Wienerberger Profi Ziegel bricks, Hansgrohe sanitary fixtures, Schüco joinery, a Viessmann heat pump, a Lunos ventilation system, and Styro-foam EPS insulation with a thickness of 10 cm.

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