



<b>Code :</b>	00337
<b>Location :</b>	Poreč
<b>Building area :</b>	170 m <sup>2</sup>
<b>Land area :</b>	968 m <sup>2</sup>
<b>Distance from the center :</b>	3500 m
<b>Distance from the sea :</b>	17000 m
<b>Orientation :</b>	North-West
<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>Storage room :</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>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** **725.000 €**

On the edge of a construction zone, in a peaceful environment, this attractive villa is being built, offering a blend of modern architecture, quality materials, and a pleasant atmosphere.

On a plot of land measuring 968 m<sup>2</sup>, the construction of a villa with a gross area of 230 m<sup>2</sup> and a net area of 170 m<sup>2</sup> is planned.

The ground floor will feature a storage room, laundry room, toilet, one bedroom with an en-suite bathroom, a spacious kitchen and dining area, as well as a living room. From the living room, there is access to a covered terrace with a summer kitchen and an additional toilet.

On the first floor, there will be one bedroom with an en-suite bathroom and the master bedroom with a bathroom, walk-in closet, and a spacious terrace that offers views of the natural landscape.

In the yard, a 40 m<sup>2</sup> swimming pool is planned, alongside a



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pecially arranged area for socializing and relaxing by the fire, known as a "fire pit."

The entire property will be enclosed by a wall, and within the yard, there will be space for parking three to four cars.

The villa will be sold on a "turnkey" basis (without furniture). The furniture shown in the visualizations can be offered for an additional cost.

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