CONCEPT REAL ESTATE
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Code :	00343
Location :	Poreč
Building area :	179.61 m2
Land area :	1322 m2
Distance from the center :	15000 m
Distance from the sea :	15000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Storage room :	Yes
Parking :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	790.000 €

For sale is a modern villa under construction, located in a quiet area near Poreč, 12 kilometers from the town and the sea. It is being built on a plot of land measuring 1,080 m², surrounded by forest on one side, while on the other side there are neighboring houses that are rented out during the summer. The location is suitable for those seeking peace and privacy, while still wanting to be close to larger urban centers.

Within the enclosed yard, a swimming pool measuring 36.30 m² is planned, as well as a covered summer kitchen with an area of 23.88 m², which will be connected to an external storage area of 4.91 m². The villa will have a net living area of 179.61 m², distributed over two levels – ground floor and first floor.

On the ground floor, there is a covered entrance leading to a hallway, one bedroom with an en-suite bathroom, a guest toilet, and a spacious living room with a kitchen and dining area, which opens onto a partially covered terrace. An internal staircase leads to the first floor, where there are three bedrooms, each with its

own bathroom, and all rooms will have access to a balcony with views of the surrounding landscape.

The villa will feature a reinforced concrete roof and intermediate floor construction, 18 cm thick, with built-in thermal and waterproofing. The facade will be executed as an ETICS system with 8 cm thick insulation. The external joinery is planned in PVC with electric roller shutter lifts and built-in insect screens. The internal doors will be made of natural veneer with an opaque finish, and the floors will be installed as floating with thermal and sound insulation – ceramic tiles will be laid on the ground floor, while the bedrooms will have parquet.

Heating will be provided by an air-water heat pump, which will also serve for the preparation of domestic hot water and underfloor heating. Split systems (air-air heat pumps) are planned for cooling and heating during transitional periods, and a chimney will be built in the living room to allow for the installation of a fireplace. The villa will feature an automatic entrance gate, an external lighting system, a landscaped garden with automatic irrigation, a lawn, and Mediterranean plants, as well as three parking spaces. It will also be equipped with an alarm system and video surveillance.

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