



Code :	00357
Location :	Poreč
Building area :	220 m ²
Land area :	1002 m ²
Distance from the center :	800 m
Distance from the sea :	5000 m
Orientation :	South
Number of floors :	2
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
Balcony :	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 **1.500.000 €**

For sale is a modern villa located in the vicinity of Poreč, with a total area of 220 m², situated on a plot of land measuring 1,002 m². The villa was recently completed and built to high standards, spread over two levels.

The ground floor features a spacious open-concept living area that includes a kitchen, dining room, and living room. Large glass walls allow for plenty of natural light and a connection to the outdoor space. On the ground floor, there is also a bedroom with an en-suite bathroom, a guest toilet, and a wellness area with a sauna and shower.

From the living room, there is access to a covered terrace of 30 m², equipped with a summer kitchen. The terrace leads to a sunbathing area paved with teak, alongside a swimming pool



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measuring 10 x 4 m, equipped with a heat pump. The outdoor space is landscaped with quality Italian tiles and a lawn, providing ample room for outdoor living.

On the upper floor, there are three bedrooms, each with its own bathroom, and two of them have access to a shared terrace of 68 m², offering views of the surrounding greenery.

The villa features aluminum joinery, water underfloor heating via a heat pump in all rooms, an air conditioning system, electric shutters, micro-topping flooring on the ground floor, and parquet on the upper floor.

It is sold fully finished, with secured connections to infrastructure.

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