



Code :	00381
Location :	Poreč
Building area :	170 m ²
Land area :	540 m ²
Distance from the center :	7000 m
Distance from the sea :	20000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Fireplace :	Yes
Year of construction :	2021
Condition :	New build
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **780.000 €**

This beautiful villa, modern in design but in the Istrian style, spans 170 m² across two levels.

On the ground floor, there is a spacious kitchen with a dining area and living room that has direct access to a stunning covered terrace. There is also one bedroom with an en-suite bathroom, an additional guest toilet, a storage room, and a boiler room.

Stairs lead to the first floor of the house, where three more bedrooms with en-suite bathrooms are located, as well as a balcony offering views of the lush nature.

The heating is underfloor via a heat pump, with fan coils in each room, allowing the entire house to be heated or cooled in a short time. The living room also features a fireplace for the cooler winter months.



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The outdoor area covers a total of 540 m² and is landscaped with Mediterranean plants maintained by an automatic irrigation system.

Alongside the pool measuring 31 m² and equipped with an electrolysis system, there is a sunbathing area with loungers, perfect for relaxing and enjoying the sun at any moment.

The entire house is connected to a water purification system.

The villa is situated in a quiet location, just about 15 minutes from Poreč, while all essential amenities are located within 5 km.