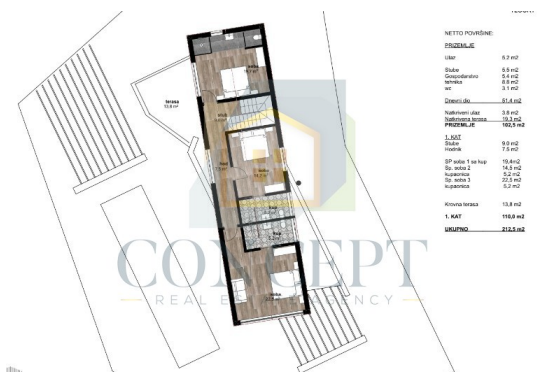




Code :	00402
Location :	Poreč
Building area :	179.3 m ²
Land area :	588 m ²
Distance from the center :	4000 m
Distance from the sea :	16000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	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	830.000 €
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In the tranquil Istrian landscape, just 16 kilometers from Poreč, a modern design villa is for sale, planned to be built over two levels with a total area of 179.30 m².

The ground floor will feature a spacious living room connected to an open-plan kitchen and dining area, a technical room, and a guest toilet. Large glass walls will ensure plenty of natural light and connect the interior space with the landscaped garden.

On the first floor, three bedrooms are planned, each with its own bathroom and access to a terrace overlooking the pool and surrounding greenery.

From the ground floor, there will be access to a covered terrace leading to the pool and sunbathing area. The garden will be landscaped with Mediterranean plants, providing a sense of privacy and tranquility.



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Underfloor heating powered by a heat pump and air conditioning units in all rooms are planned for heating and cooling.

All necessary amenities for everyday life are nearby, including shops, schools, kindergartens, restaurants, cycling paths, and natural beauty.

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