



<b>Code :</b>	00407
<b>Location :</b>	Poreč
<b>Building area :</b>	160 m <sup>2</sup>
<b>Land area :</b>	506 m <sup>2</sup>
<b>Distance from the center :</b>	4000 m
<b>Distance from the sea :</b>	4000 m
<b>Orientation :</b>	South-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>Number of toilets :</b>	1
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2024
<b>Condition :</b>	New build
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **550.000 €**

For sale is a semi-detached villa located in an attractive area on the outskirts of the settlement, just 4 km from Poreč and the nearest beaches. The villa encompasses 160 m<sup>2</sup> and is situated on a plot of 506 m<sup>2</sup>.

Upon entering the house, you step into a hallway that leads to the open-concept kitchen, dining area, and living room. The ground floor also features a guest toilet and one bedroom with an en-suite bathroom and access to a covered terrace, where the pool and sunbathing area are located. The living room offers access to the pool through large glass walls that bring in plenty of natural light.

Beautiful stairs lead to the first floor, where there are two spacious bedrooms, each with its own bathroom and access to a terrace with a sea view. The villa is filled with natural light thanks to the large glass walls in all rooms.

Heating and cooling are provided by air conditioning units in



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every room. The villa is sold furnished and is ready for immediate occupancy, making it ideal for family living or as an investment for rental purposes.

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