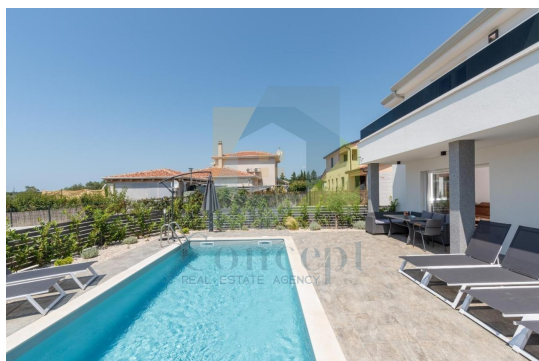
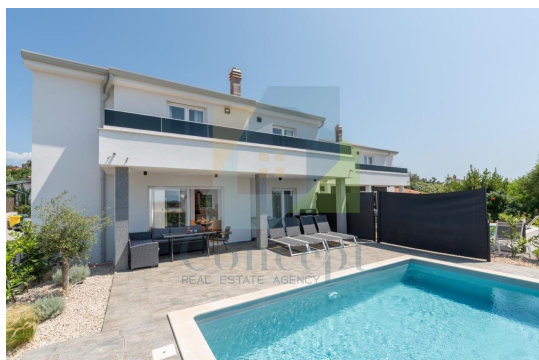
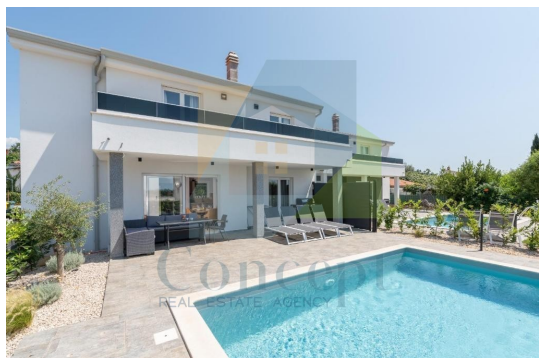




Code :	00408
Location :	Poreč
Building area :	160 m2
Land area :	506 m2
Distance from the center :	4000 m
Distance from the sea :	4000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Year of construction :	2024
Condition :	New build
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	550.000 €
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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 m² and is situated on a plot of 506 m².

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.