



<b>Code :</b>	00448
<b>Location :</b>	Poreč
<b>Building area :</b>	156 m <sup>2</sup>
<b>Land area :</b>	500 m <sup>2</sup>
<b>Distance from the center :</b>	300 m
<b>Distance from the sea :</b>	7000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Central heating (oil) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2000
<b>Year of renovation :</b>	2019
<b>Condition :</b>	Renovated
<b>Ownership certificate :</b>	Yes
<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** 480.000 €

For sale is a modern single-story villa located in a quiet neighborhood just 7 kilometers from Poreč. The property sits on a well-maintained plot of 500 m<sup>2</sup>, with a total living area of 156 m<sup>2</sup>. The villa was built in 2000 and completely renovated in 2019, achieving a contemporary look and a high level of comfort.

The layout includes a spacious living room with large glass walls that allow for plenty of natural light, a kitchen and dining area equipped with top-of-the-line Miele appliances, three bedrooms, and three bathrooms. Additionally, there is a storage room within the house that enhances the functionality of the space.

The outdoor area features a heated saltwater pool measuring 28 m<sup>2</sup>, a sunbathing area, and a covered summer kitchen with a barbecue – perfect for outdoor living and meal preparation.



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The villa is equipped with central heating powered by oil, underfloor heating in the master bedroom, air conditioning in all rooms, video surveillance, and an automatic irrigation system for the garden. High-quality materials and brands such as Grohe and Villeroy & Boch have been used in the furnishings.

The location offers tranquility and privacy while being well connected to the city, the sea, and all the amenities necessary for everyday life, making this property suitable for both residential living and tourist rental.

The property has a 4-star classification.

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