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|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00449              |
| <b>Location :</b>                   | Poreč              |
| <b>Building area :</b>              | 355 m <sup>2</sup> |
| <b>Land area :</b>                  | 562 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 300 m              |
| <b>Distance from the sea :</b>      | 15000 m            |
| <b>Orientation :</b>                | South              |
| <b>Number of floors :</b>           | 3                  |
| <b>Number of bedrooms :</b>         | 4                  |
| <b>Number of rooms :</b>            | 7                  |
| <b>Number of bathrooms :</b>        | 4                  |
| <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>Underfloor heating :</b>         | Yes                |
| <b>Year of construction :</b>       | 2018               |
| <b>Condition :</b>                  | New build          |
| <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** **880.000 €**

In the vicinity of Poreč, in a raised and quiet location, a villa is for sale, designed with a combination of classic and modern details, offering panoramic views of nature and the sea. The villa is situated on a completely fenced plot of 562 m<sup>2</sup>, with a total living area of 355 m<sup>2</sup>, distributed over three levels. It was built in 2018.

On the ground floor, there is a living room with a dining area and an open-plan kitchen, a bathroom, one bedroom, and access to a covered terrace that leads to the infinity pool and sunbathing area. The first floor features three bedrooms, each with its own bathroom, while two share a common terrace connected by external stairs to the yard.

The basement, covering 150 m<sup>2</sup>, is designed for relaxation and entertainment and includes a home theater (with a 160 cm TV), billiards, table tennis, foosball, and fitness equipment.

In the yard, there is a 32 m<sup>2</sup> infinity pool, an outdoor shower, a



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barbecue area, and space for a future summer kitchen or children's playground. Two parking spaces and an automatic gate are available.

The villa is fully air-conditioned, with each room having its own air conditioning unit. Underfloor heating is installed in the living room and bathrooms, with heating provided by central heating using heating oil. The property is sold fully furnished.

It is located in a neighborhood that offers all the necessary amenities for living or tourist rentals – shops, a school, a kindergarten, restaurants, and other services. The town of Poreč is 15 km away, and Rovinj is 20 km away.

The property is categorized with 4 stars and successfully rents out during the tourist season, allowing for a return on part of the investment.

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