



Code :	00053
Location :	Poreč
Building area :	277 m ²
Land area :	937 m ²
Distance from the center :	2500 m
Distance from the sea :	17000 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	2
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	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	750.000 €
--------------	------------------

For sale is a beautiful villa located in a quiet area, approximately 17 kilometers from Poreč and just 2.5 kilometers from the nearest town with shops, cafes, and other essential amenities.

The villa has a total net area of 277 m² and is situated on a plot of land measuring 937 m².

The house is spread over three levels. The basement includes a fitness room, sauna, toilet, shower, technical room, and a spacious tavern, perfect for various purposes. The ground floor comprises an open living area that includes a living room, kitchen, and dining area, along with a bedroom that has its own bathroom and an additional toilet. The upper floor features three spacious bedrooms, each with its own bathroom and access to terraces offering beautiful views of the surrounding nature.

For heating and cooling, the villa is equipped with multi-split air conditioning units, while the bathrooms are fitted with electric underfloor heating. A chimney has been installed, allowing for the



CONCEPT REAL ESTATE
Lošinjaska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

use of a fireplace. The villa is completed on a "turnkey" basis, with high-quality materials and attention to detail.

This property offers a combination of luxury, comfort, and a peaceful environment, making it ideal for those seeking the perfect home or vacation spot near all necessary amenities.

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