



Code :	00008
Location :	Poreč
Building area :	218 m2
Land area :	1000 m2
Distance from the center :	3000 m
Distance from the sea :	2000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Air conditioning :	Yes
Heat pump :	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	928.000 €
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In the suburbs of Poreč, in an exceptionally peaceful location just a few minutes' drive from the sea and the city center, a modern villa with a swimming pool is for sale. This luxurious house is situated in a natural setting, offering a perfect balance between comfort and privacy.

The villa covers an area of 218 m² and consists of a ground floor and a first floor. On the ground floor, there is a spacious living room with an open-plan kitchen and dining area, which is exceptionally bright thanks to large glass walls. From the living room, you can access a 17 m² terrace, which features a swimming pool and a sunbathing area. Additionally, the ground floor includes a toilet, a laundry room, and a technical room.

On the first floor of the villa, there are four elegant bedrooms, each with its own bathroom. Two of the bedrooms share a common terrace that offers a wonderful view of the surrounding nature.



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The villa is equipped with a modern heating and cooling system through fan coils, with electric underfloor heating in every room. There is also a preparation for a heat pump for pool heating, as well as the first phase for the installation of solar panels. Aluminum joinery and high-quality large-format tiles on the floors guarantee an exceptional aesthetic impression and functionality.

The plot of this villa spans approximately 1000 m², and the location is ideal for family living or as an investment for tourist rentals. All necessary amenities are in close proximity, and a bike path provides easy access to the city center. This modern villa offers luxury, comfort, and proximity to all important facilities.