



<b>Code :</b>	00092
<b>Location :</b>	Poreč
<b>Building area :</b>	156 m <sup>2</sup>
<b>Land area :</b>	960 m <sup>2</sup>
<b>Distance from the center :</b>	6000 m
<b>Distance from the sea :</b>	20000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<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>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2026
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 490.000 €

In a peaceful village near Poreč, just a 20-minute drive from the city and 10 minutes from the Istrian Ypsilon, a modern villa with a pool is being built. This property under construction will provide the perfect blend of privacy, comfort, and connection to nature.

The villa will be situated on a plot of 960 m<sup>2</sup>, while the house itself will have a total of 156 m<sup>2</sup> of living space. The yard will feature a 42 m<sup>2</sup> pool, ideal for enjoying warm summer days.

On the ground floor, there will be a kitchen and a spacious open-plan living room, which will provide access to a terrace with the pool and sunbathing area. Also on this level, there is a large bedroom and a bathroom, ensuring practicality and comfort on one floor.

Internal stairs will lead to the first floor, where there will be two bedrooms, each with its own bathroom, one of which will have access to a private terrace.

With a south-facing orientation, the house will be filled with natural light, and the view of nature will ensure peace and a



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perfect place for relaxation or living.

The house is sold on a "turnkey" basis, and the future owner will have the opportunity to choose finishing materials such as ceramics, facade colors, and other details according to their preferences.

The expected completion date for the construction is spring/summer 2026.

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