



Code :	00094
Location :	Poreč
Building area :	189 m ²
Land area :	500 m ²
Distance from the center :	2000 m
Distance from the sea :	400 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2026
Condition :	Under construction
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.500.000 €

We are selling three luxurious villas located in an exceptional location, just 400 meters from the sea and 2 kilometers from the city center. Each villa is situated on a plot of approximately 500 m², with a total area of 189 m² distributed across the ground floor, first floor, and rooftop terrace.

The ground floor features an entrance hallway that leads to a spacious living room, dining area, and open-concept kitchen, connected by glass walls to an outdoor kitchen and covered terrace. The outdoor area with a pool and sunbathing space is the perfect spot for relaxation and family gatherings. This level also includes a guest toilet and a technical room.

An elegant staircase leads to the first floor, where three bedrooms are located, each with its own private bathroom. The master bedroom boasts a walk-in closet, and each room has



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access to a terrace with views of the surroundings.

The rooftop terrace offers a spectacular open view of the sea, making this property even more attractive. It is ideal for relaxation, sunbathing, or hosting intimate gatherings.

The houses are sold on a "turnkey" basis without furniture and will be equipped with underfloor heating powered by a heat pump. The expected completion of construction is in the fall of 2025. The property is subject to VAT, and the price refers to one house without included VAT.

These luxurious villas are the perfect choice for those seeking a luxurious home in a prestigious location, close to the sea and all city amenities.

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