



Code :	00142
Location :	Poreč
Building area :	330.5 m ²
Land area :	970 m ²
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	8 km
Distance from the sea :	6 km

Price : 1.300.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

We offer a beautiful, modernly designed villa located in one of the most sought-after settlements in the Poreč area. The location offers exceptional comfort of life thanks to the close proximity of all amenities - shops, cafes, restaurants and other amenities.

The villa is located on a spacious plot of 970 m², while the living area itself is 330.50 m². The property is currently in the final stages of construction and is being sold on a turnkey basis.

Layout and content:

The villa extends over two floors - ground floor and first floor.

The ground floor includes:

- an elegant entrance hall,

- a storage room,
- one bedroom with its own bathroom,
- a guest toilet,
- a modernly designed kitchen with a dining room,
- a spacious living room with access to the sun deck, swimming pool and covered terrace with a summer kitchen.

An internal staircase leads to the first floor where there are three additional bedrooms, each with its own bathroom. A special impression is made by the imposing 80 m² terrace, which stretches along the entire floor and provides an ideal space for relaxation.

Exterior and technical equipment:

In the front part of the garden there is a 48 m² swimming pool, covered with top-quality ceramics.

The villa is equipped with a heating system via a heat pump (Mitsubishi), with built-in underfloor heating, while a multisplit system of the same brand will be installed for cooling.

The exterior joinery is made of high-quality aluminum, with roller shutters, mosquito nets and an electronic control system. Exclusive large-format ceramics will be installed in the bathrooms.

Design and atmosphere:

The villa was designed with an emphasis on maximum airiness and natural lighting, which is achieved through large glass walls and a wealth of terraces that allow direct contact with the outside space. The architectural solution follows contemporary trends - flat roofs and clean lines emphasize the elegance and modernity of the space.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.