EURO PARTNER
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Code :	00156
Location :	Poreč
Building area :	264 m2
Land area :	1400 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	12 km
Distance from the sea :	12 km

Price : 1.390.000 €

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
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

A beautiful designer villa for sale in a unique location with an open sea view, the last one in the construction zone!
The villa is located in a small village not far from Svetog Lovreč, 12 km from the sea and Poreč. The place offers all necessary facilities such as shops, post office, pharmacy, restaurants, cafes...
The villa has 264m2 of living space and is located on a 1400m2 plot of land.
The villa is spread over the ground floor and first floor. On the ground floor there is a living room, kitchen, dining room, bedroom with private bathroom, technical room, toilet, and one covered and one uncovered terrace. From the living room there is access to the sun deck and the swimming pool with a view of the sea. On the first floor there is a hallway, three bedrooms with their own bathrooms, and two terraces.

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The pool is 60 m2, and near it there is a summer kitchen with a toilet and a storage room.
Materials in the house: oak parquet floors, first-class tiles in the bathrooms and aluminum joinery.
Heating and cooling takes place via a heat pump, and all rooms will be equipped with underfloor heating and fan coils.
The construction of the villa has started, and it is expected to be completed in the winter of 2025.