



<b>Code :</b>	00158
<b>Location :</b>	Poreč
<b>Building area :</b>	186.54 m2
<b>Land area :</b>	624 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	2
<b>Distance from the center :</b>	8 km
<b>Distance from the sea :</b>	5 km

**BUILDING**

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2024
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Sewerage :</b>	Yes

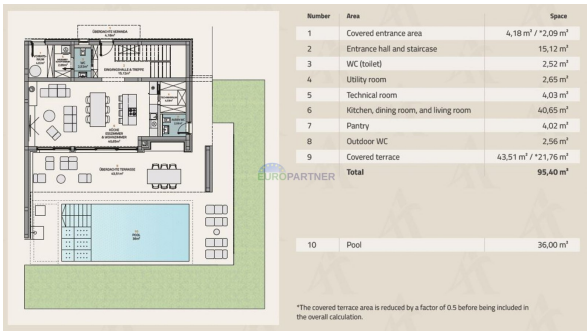
**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes

A beautiful semi-detached villa for sale in the vicinity of Poreč. The villa is located in a very well-known and sought-after settlement, 8 km from Poreč, and only 5 km from the sea and beaches. The settlement has all the essential facilities such as shops, cafes, restaurants, etc. Construction of the villa has begun and is expected to be completed in mid-2025.

In this ad, we present half of the villa, which has 186,54 m2 of living space and 624 m2 of garden. The villa extends over the ground floor and first floor. The ground floor consists of an entrance hall, a toilet, a technical room, a boiler room, an external toilet, a living room, a kitchen and a dining room, and a covered terrace in the continuation of which there is a 36m2 swimming pool. On the first floor there is a hallway, and 3 bedrooms with their own bathrooms and exits to a spacious terrace. The pool will have a heating system!

From both the ground floor and the first floor you can see the view of the SEA!





**EURO PARTNER**

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Underfloor heating will be installed throughout the house via a heat pump, as well as fan coils for an additional source of heating and cooling.

The villa will be built with high-quality materials: Wienerberger Profi Ziegel brick, Hans-Grohe sanitary ware, Schüco carpentry, Viessmann heat pump, 10 cm Styro-foam EPS, Lunos ventilation system...