EURO PARTNER
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Code :	00162
Location :	Poreč
Building area :	233 m2
Land area :	548 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	4 km
Distance from the sea :	4 km

Price : 825.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2023
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
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

ISTRIA, POREČ - Modern villa 4 km from the sea

This modern villa, located on the outskirts of Poreč, only 4 km away from the sea and the city center, represents a unique opportunity to purchase a property with a modern design and an excellent location. Built on a plot of 548 m², this property covers 233.13 m² of ground floor, first floor and attic, offering a wonderful open view of the landscape and the sea from the spacious terrace.

With modern architecture, the villa offers a spacious space for living and enjoying, with an outdoor pool of 32 m². Two parking spaces are located in front of the house, providing convenience for tenants.

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The ground floor of the villa is designed as a living space for socializing, with a large open space that includes a kitchen, dining room and living room with access to the pool. There is also a wellness area, a guest toilet and a technical room, contributing to the overall experience of comfort.

The first floor is reserved for three spacious bedrooms, each with its own bathroom and a large terrace that stretches along the southwestern part of the villa. The attic offers additional space with a sauna, bathroom and two storage rooms, and an impressive terrace/lounge of 77 m². This terrace provides an ideal place to set up a hydromassage jacuzzi or deck chairs, creating the perfect setting for enjoying the sunset or morning coffee with family and friends.

This villa can not only meet the needs for a comfortable life near all the facilities of Poreč, but also represents an excellent investment opportunity.
The price refers to a completely finished house, according to the "turnkey" system. The property is in the VAT system, and the stated price includes VAT. This modern house represents an excellent opportunity for those looking for a comfortable home near the city and the sea, with modern amenities and quality construction.