

## EURO PARTNER

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<b>Code :</b>	00258
<b>Location :</b>	Poreč
<b>Building area :</b>	251 m2
<b>Land area :</b>	821 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4

**Price : 920.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

### AREAS & SPACES

<b>Storage room :</b>	Yes
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### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
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### INFRASTRUCTURE

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

### DOCUMENTATION

<b>Building permit :</b>	Yes
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Beautiful modern four-bedroom villa under construction, with swimming pool

This unique villa is situated in an excellent location that offers the perfect balance of privacy and proximity to all necessary amenities. The villa is located in the immediate vicinity of Poreč, a tourist center with numerous attractions, while Rovinj, Novigrad, Pula and Umag are easily accessible. Also, the Portorož Sports Airport, Koper and Trieste are connected by a fast motorway, which allows easy access to international destinations.

The villa covers a total net living area of

251 m2, distributed over the ground floor and first floor. Additional value

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is provided by a large roof terrace of 87.4 m<sup>2</sup>, which offers panoramic sea views - an ideal place to relax at sunset.

**Layout:**

**Ground floor:** An entrance hall connects all rooms, and in the center is a spacious living room with kitchen and dining area (42 m<sup>2</sup>). Large glass surfaces provide direct access to the terrace in front of the pool. There is also a 1st bedroom with its own bathroom, a guest toilet, a laundry room and stairs leading to the first floor.

**First floor:** On this floor there are 3 more bedrooms, each with its own bathroom, and a large terrace (52.3 m<sup>2</sup>) connecting the western, northern and southern sides of the villa.

**Roof terrace:** Stairs lead to a spectacular roof terrace, which is the perfect place to enjoy sunsets or evening gatherings with a glass of wine. You can furnish this space according to your own wishes and enjoy it at any time.

Don't miss the opportunity to become the owner of this luxurious villa in one of the most attractive locations on the Adriatic coast! For additional information and to arrange a viewing, please feel free to contact us.