EURO PARTNER
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Code :	00055
Location :	Poreč
Building area :	240 m2
Land area :	750 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	4 km
Distance from the sea :	4 km

Price : 950.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2023
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
Water :	Yes

DOCUMENTATION

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

Detached luxury villa with sea view, located 4 km from the city of Poreč. The main feature of this luxury villa is its attractive and timeless design. This beautiful villa offers living space of 240m2 spread over two floors: ground floor and first floor.
The interior of the ground floor, which is characterized by an open floor plan with plenty of natural light, offers the atmosphere of a modern and urban home that fully celebrates modern design. In it, the living area with a large kitchen, dining room and living room with access to the outdoor covered terrace and one bedroom with bathroom, storage room and guest toilet stand out very dominantly.
An internal staircase connects the ground floor with the first floor, where there are three more spacious bedrooms with bathrooms and terraces

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with a view of the sea and the olive grove.
The villa is built on a plot of 750m2, in the landscaped garden there is a heated pool of 40m2 with a sunbathing area and grassy areas planted with Mediterranean plants.
Top quality materials were used in the construction process, which ensures the maximum quality of life for the future owners.
Heating: Panasonic heat pump and UPONOR underfloor heating
Cooling: Daikin air conditioners
Insulation: 10 cm Styrofoam and Styrodur
Aluminum joinery, "WICONA" fittings with thermo glass
Sanitary ware in the "PAFFONI and CATALANO" bathrooms
Gerberit flat roof with Pluvia system
Dalmatian stone and Modena ceramics
Video surveillance and alarm system
Biometric lock
Heated pool with a separate heat pump, and water electrolysis with automatic Pf factor regulation