



Code :	00089
Location :	Poreč
Building area :	170 m2
Land area :	968 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the sea :	14 km

Price : 775.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2022
Condition :	Newly built

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

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

In a quiet and small place not far from Poreč, surrounded by pure nature, is located this beautiful villa which is under construction. A villa with a total of 170 m2 of living space is being built on a plot of 968 m2.

The villa consists of a ground floor where there is a storage room, a laundry room, a toilet, a bedroom with its own bathroom, a spacious kitchen and dining room, and a living room. The living room leads to a covered terrace with a summer kitchen and toilet.

On the first floor there is one room with its own bathroom and a master room with a bathroom, wardrobe and a spacious terrace that offers a view of the untouched Istrian nature.

In front of the house there is a 40 m2 swimming pool, and below it is a wonderful place to relax and hang out by the fire.

The entire villa will be surrounded by a wall and there is a parking lot inside the plot.

The villa is sold on a "turnkey" basis (without furniture).

The same furniture as in the visualization can be offered for an extra charge.

This villa offers an excellent combination of modern architecture, quality materials and a pleasant ambience.