



<b>Code :</b>	01113
<b>Location :</b>	Poreč
<b>Building size :</b>	280 m2
<b>Lot size :</b>	540 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	2500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Old price : 1.390.000 €

**New price :** 1.362.000 €

Istria, Poreč area

In the vicinity of the city of Poreč, this attractive spacious villa with a swimming pool, jacuzzi, fitness and wellness area of

280m2 is located in a prime location.

The villa is spread over two floors and consists of a living room with a fireplace, which is open-plan and connected to the kitchen and dining room. The large glass walls placed in that part bring in a large amount of sunlight throughout the day. There is also a wellness room with fitness and sauna, a storage room, a laundry room and a toilet.

We climb the internal staircase to the 1st floor, where there are four spacious bedrooms with their own bathrooms and terraces that offer a romantic view of the sea and beautiful sunsets.

From the living room you can reach the covered terrace where there is a swimming pool with a view of the greenery.

On the roof of this attractive villa there is a spacious terrace of 25.64 m2 with a truly special view of the sea.



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Underfloor heating with a heat pump and air conditioners, which are also used for cooling on hot summer days, will be installed in all rooms of the house.

The yard will be decorated in a Mediterranean style with a large swimming pool and a sun deck perfect for summer enjoyment with a summer kitchen that completes the whole story.

The villa is of very high quality construction with an installed alarm system.

Not far from the place itself, there are all the necessary facilities for an undisturbed stay and enjoyment in this beautiful location.

The property is subject to VAT and the buyer is exempt from paying real estate tax.

The planned completion of construction is scheduled for the end of 2023.

This attractive modern villa can be an ideal investment for tourism or as a house for a luxurious vacation and year-round stay.