



Code :	01588
Location :	Poreč
Building size :	240 m2
Lot size :	540 m2
Distance from center :	4000 m
Distance from sea :	4000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Old price : 350.000 €

New price : 330.000 €

Istria, Poreč OPPORTUNITY!!!

This modern villa under construction with a total area of

240m2 is situated in the vicinity of the city of Poreč, located on a plot of land of 540m2.

The villa is for sale in the Roh Bau phase with walled partitions and an 8x4m outdoor pool. Potential buyers can continue to complete this excellent villa according to their own wishes and thus make it their ideal place for a further stay.

If the new owners want to continue the work with the current contractor, the cooperation can be extended or the contractor can be changed depending on their wishes.

The villa consists of 2 floors, and on the ground floor there will be an extremely bright, spacious living room with a kitchen and a dining room. from which there will be access to a covered terrace equipped with a functional summer kitchen and a sun deck around the pool. On this floor we have another bedroom with its own bathroom, a guest toilet and a technical room. The staircase inside this villa leads to the first floor where there are 3



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041

bedrooms with their own bathrooms and adjoining terraces where the future owners will enjoy sunsets and a beautiful view of nature.

Underfloor heating with a heat pump is provided for the entire house along with air conditioners in all rooms.

The villa is located in a new luxury settlement, well connected by the main road, just a few minutes' drive from the city of Poreč and its beautiful beaches.

The excellent price and the possibility of finishing this luxury villa according to your own ideas are an extraordinary opportunity on the market.