



<b>Code :</b>	02385
<b>Location :</b>	Poreč
<b>Building size :</b>	244 m <sup>2</sup>
<b>Lot size :</b>	630 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	2
<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>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 687.500 €

In the vicinity of Poreč, a modern luxury semi-detached villa in the shell-and-core (roh bau) stage with a swimming pool and sea view is for sale, situated on a landscaped plot of 630 m<sup>2</sup>.

The villa offers 244 m<sup>2</sup> of net living space and has been designed according to modern architectural standards, emphasizing functionality, abundant natural light, and high-quality construction.

The ground floor is designed as an open-plan living area with a kitchen, dining room, and living room opening onto a covered terrace and the future swimming pool. This level also includes one bedroom, a bathroom, a guest toilet, a storage room, and a garage. The upper floor comprises three spacious bedrooms, each with its own en-suite bathroom and access to a terrace with a sea view.

The property is currently in the shell-and-core construction phase and is already fitted with high-quality aluminium exterior joinery, meaning one of the most important stages of construction has been completed. The future owner has the opportunity to complete the interior according to their own preferences and requirements.

The project includes a 42 m<sup>2</sup> swimming pool with a sun deck, a covered summer kitchen, and a fully fenced garden offering privacy and ample outdoor space.

The property is sold within the VAT system, which represents a significant financial advantage. The buyer is exempt from paying real estate transfer tax, while investors and companies may benefit from additional VAT-related advantages, depending on their tax status.



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**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

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

This is an excellent opportunity for buyers looking to finish a luxury villa according to their own vision, whether as a permanent residence, holiday home, or investment property for tourist rentals.

For more information about the current construction stage, completion options, or purchasing conditions, feel free to contact us.