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| <b>Code :</b>                     | 00800              |
| <b>Location :</b>                 | Poreč              |
| <b>Building size :</b>            | 210 m <sup>2</sup> |
| <b>Lot size :</b>                 | 936 m <sup>2</sup> |
| <b>Distance from center :</b>     | 2500 m             |
| <b>Distance from sea :</b>        | 2500 m             |
| <b>Number of floors :</b>         | 1                  |
| <b>Number of rooms :</b>          | 5                  |
| <b>Number of bedrooms :</b>       | 4                  |
| <b>Number of bathrooms :</b>      | 3                  |
| <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>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>Fan coil heating :</b>         | Yes                |
| <b>Year of construction :</b>     | 2018               |
| <b>Energy efficiency :</b>        | Not specified      |

Price : 1.400.000 €

Istria, Porec

This spacious villa of 210m<sup>2</sup> is for sale, located on a plot of 936m<sup>2</sup> near the city of Porec.

The villa is divided into 2 floors.

The ground floor has an entrance hall, spacious kitchen with dining area, living room, bedroom with en suite bathroom, boiler room and guest toilet. The living room and dining room are connected by elegant exits to the outdoor terrace and sun deck around a unique overflow, heated pool of 52m<sup>2</sup>.

Upstairs we have 3 bedrooms, 2 bathrooms and 2 terraces with great sea views.

Underfloor heating on a heat pump was carried out throughout the house. For an additional atmosphere in the winter, we have a fireplace in the living room and fan coilers will cool the temperature in the summer.

2 solar panels on the roof of the house are enough to heat the water in the



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boilers.

In the yard we have a place for barbecue, and the owner will set up a summer kitchen for undisturbed enjoyment of the outdoor environment during the summer.

The outdoor parking will be covered with a pergola and a garage of more than 50m<sup>2</sup> is enough for safe parking of 2 cars, several motorcycles and bicycles.

Given the location, comfort and spaciousness of this villa is certainly the right opportunity for people who love to enjoy life!