



<b>Code :</b>	00843
<b>Location :</b>	Poreč
<b>Building size :</b>	242 m <sup>2</sup>
<b>Lot size :</b>	600 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	9
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	Not specified

**Price :** 925.000 €

Istria, Porec

In the vicinity of the town of Poreč, not far from Višnjan, this beauty is under construction.

The villa itself is 242.00 m<sup>2</sup> in size and is located on a plot of 600 m<sup>2</sup>.

The villa spreads over 3 floors where in the basement there is a space for wellness, tavern, kitchen and toilet. In the wellness area, the investor envisioned a jacuzzi, sauna, solarium, cloakroom and a relaxation area where a massage table could be set up.

The ground floor has a kitchen and dining room, living room, bedroom with en suite bathroom, tool room and toilet. From the living room and dining room there is an exit to its own terraces which offer a great view that can be enjoyed lying by the pool or barbecue by the fireplace which will be located in the yard of this house.

Upstairs there are two bedrooms, each with its own bathroom, and access to the terrace with a beautiful view of the sea and nature.

The heating of the house is underfloor, while air conditioning is provided for summer days.

This house is an ideal investment for family life, or for rent depending on the location and the many additional facilities provided in this house.