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|-----------------------------------|--------------------|
| <b>Code :</b>                     | 01017              |
| <b>Location :</b>                 | Poreč              |
| <b>House Type :</b>               | Detached house     |
| <b>Building size :</b>            | 305 m <sup>2</sup> |
| <b>Lot size :</b>                 | 772 m <sup>2</sup> |
| <b>Distance from center :</b>     | 1000 m             |
| <b>Distance from sea :</b>        | 2500 m             |
| <b>Number of floors :</b>         | 2                  |
| <b>Number of rooms :</b>          | 4                  |
| <b>Number of bedrooms :</b>       | 4                  |
| <b>Number of bathrooms / WC :</b> | 4 / 1              |
| <b>Number of parking lots :</b>   | 2                  |
| <b>Year of construction :</b>     | 2023               |
| <b>Energy efficiency :</b>        | Not specified      |
| <b>Sea View :</b>                 | Yes                |
| <b>Balcony :</b>                  | Yes                |
| <b>Internet :</b>                 | Yes                |
| <b>Swimming pool :</b>            | Yes                |
| <b>Climate :</b>                  | Yes                |
| <b>Satellite :</b>                | Yes                |
| <b>Sauna :</b>                    | Yes                |
| <b>Heating :</b>                  | Yes                |
| <b>Underfloor heating :</b>       | Yes                |
| <b>Depository :</b>               | Yes                |
| <b>Outdoor kitchen :</b>          | Yes                |
| <b>Wellness :</b>                 | Yes                |
| <b>Alarm :</b>                    | Yes                |
| <b>Video surveillance :</b>       | Yes                |
| <b>Fireplace :</b>                | Yes                |
| <b>Jacuzzi :</b>                  | Yes                |
| <b>Current implemented :</b>      | Yes                |
| <b>Conducted water :</b>          | Yes                |
| <b>Sewage implemented :</b>       | Yes                |
| <b>Asphalted :</b>                | Yes                |
| <b>Building permit :</b>          | Yes                |

Price : 1.384.414 €

In a small tourist town near Porec, this beautiful luxury villa of contemporary architecture with a view of the sea and lush greenery is for sale.

The villa is only 2.5 km from the sea and will have a swimming pool, wellness, sauna, and jacuzzi.

The ground floor of the villa consists of a large living room with fireplace, dining room and kitchen, all in an open-space style, measuring 55.65 m<sup>2</sup>.

On the continuation of the ground floor, there is a guest toilet, a laundry room, a technical room and a wellness area with a sauna.

The living room has direct access to a covered terrace of 29.25 m<sup>2</sup>, a



## **POREČ IMMOBILIEN**

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swimming pool with a sunbathing area, and a fenced plot.

On the first floor of the villa, there are four bedrooms, each with a private bathroom, and three bedrooms have access to a large terrace with a beautiful sea view.

An internal staircase leads to the roof terrace, with a jacuzzi and an outdoor kitchen.

Underfloor heating is throughout the villa, air conditioners are in all rooms, and aluminum joinery in anthracite color with three-layer glass and walls 35 cm thick (brick 25 cm + thermal insulation 10 cm) guarantee good insulation and a comfortable temperature.

The villa has the first phase of the video surveillance and alarm system.

The surrounding area has restaurants, a school and a kindergarten, a post office, a shop, a tennis court, and hiking trails.