



Code :	01136
Location :	Poreč
House Type :	Semi-detached house
Building size :	214 m ²
Lot size :	479 m ²
Distance from center :	1000 m
Distance from sea :	500 m
Number of floors :	3
Number of rooms :	7
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.050.000 €

An exclusive semi-detached villa is for sale in one of the most sought-after locations in Poreč. The villa spans three floors.

The ground floor includes a spacious living room, kitchen, dining room, laundry room, guest toilet, and storage rooms. The open-plan living area features floor-to-ceiling windows, allowing natural light to illuminate the space and offering views of the lush landscape. The living area provides access to a covered terrace with an outdoor kitchen and a beautifully landscaped garden.

On the first floor, there are two bedrooms, each with an en-suite bathroom for privacy and convenience, as well as a large covered terrace. The attic houses a master bedroom with an en-suite bathroom and an uncovered



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

terrace, offering panoramic views of the sea and the city of Poreč.

The entire villa will be equipped with underfloor heating and air conditioning for maximum comfort. Outside, the villa features a meticulously landscaped garden, a private 35 m² swimming pool, and a spacious patio area for relaxation and entertainment. The exterior joinery will have PVC frames with three-layer glass and mosquito nets, ensuring durability, excellent insulation, and insect protection.

Additionally, the villa will have an alarm system and video surveillance for extra security and monitoring.