



Code :	01150
Location :	Poreč
House Type :	Detached house
Building size :	180 m ²
Lot size :	620 m ²
Distance from center :	300 m
Distance from sea :	450 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 0
Number of parking lots :	4
Year of construction :	2023
Energy efficiency :	A+
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Video surveillance :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes

Price : 1.300.000 €

In a small tourist town, for sale is an exclusive modern detached villa, only 450m from the sea and 7 kilometers from the city of Porec.

The villa consists of two floors + a roof terrace.

On the ground floor, there is a large living room with a kitchen and a dining room with access to the terrace, two bedrooms, one of which has its bathroom, and an entrance hall with another bathroom. The entire ground floor is glazed with large glass walls and is exposed to sunlight throughout the day.

The internal stairs lead to the first floor, which consists of 3 more bedrooms, each with an en-suite bathroom. The master bedroom has access to a large terrace of 35 m².

On the roof terrace, there is a large hot tub.

The yard of this villa is decorated with a saltwater pool that has all the necessary installations for installing heating and a beautifully landscaped garden full of Mediterranean plants.



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

The villa is fully furnished and equipped with luxury furniture and technology, so it can be considered a SMART house.

Video surveillance, decentralized air recuperator, solar panels, underfloor heating, air conditioning, and electric gate opening are just some of the advantages of this beautiful villa.

The price of this villa is included VAT. If a legal entity buys it, it can claim VAT, which in Croatia is 25%. The future buyer is exempt from paying real estate transfer tax for this property.