



Code :	01264
Location :	Poreč
House Type :	Detached house
Building size :	233 m ²
Lot size :	548 m ²
Distance from center :	4000 m
Distance from sea :	4000 m
Number of floors :	3
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	4 / 1
Number of parking lots :	2
Year of construction :	2024
Energy efficiency :	Not specified
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Wellness :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 825.000 €

A modern and luxurious villa with a pool and garden is currently under construction in a peaceful suburb plot of 548 m² in the city of Poreč. The villa will have a net area of 233 m² and span over three levels: the ground floor, an attic, and outdoor spaces.

The ground floor will feature a spacious living room with large glass walls, a kitchen, and a dining room leading to a generous terrace, a 32 m² pool, and a garden. A multipurpose room, initially designed for a sauna and gym, can alternatively serve as an additional bedroom. A separate toilet for guests and a technical room will also be included on this floor.

Internal stairs will lead to the first floor, consisting of three bedrooms, each with a balcony and en-suite bathroom. The attic will house a large terrace of 77 m², a sauna, and an area designated for a summer kitchen with storage. The terrace will include a hydromassage tub and deckchairs for ultimate relaxation, offering a stunning view of the surrounding nature, olive groves, and vineyards.

The villa will be equipped with floor heating using a heat pump, while air



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conditioners will cool the entire house. The purchase price includes VAT, eliminating the need for the buyer to pay real estate sales tax. This modern and luxurious villa offers a perfect combination of contemporary design, comfort, and natural beauty, providing an idyllic space for relaxation and a high standard of living. The sauna, gym, swimming pool, and spacious terraces make it an ideal destination for a complete escape from everyday stress.