



Code :	01354
Location :	Poreč
House Type :	Detached house
Building size :	230 m ²
Lot size :	914 m ²
Distance from center :	4500 m
Distance from sea :	8500 m
Number of floors :	1
Number of rooms :	7
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	3
Year of construction :	2024
Energy efficiency :	Not specified
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
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 760.000 €

For sale is a modern newly-built villa located just 8 km from the town of Porec, offering the perfect blend of comfort, functionality, and style. The villa spans two levels, with a net area of 229.82 m², and is situated on a beautifully landscaped plot featuring a 30.82 m² swimming pool.

The ground floor includes a hallway leading to a bedroom with an en-suite bathroom, a guest toilet, a laundry room, and an open-plan kitchen, living room, and dining area. There are three spacious bedrooms on the upper floor, each with its own en-suite bathroom.

The bedroom floors are covered with high-quality parquet, while other rooms are finished with ceramic tiles. The villa features underfloor heating and split-system air conditioning units for additional comfort. PVC windows with



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electric shutters and mosquito screens are installed throughout the property.

The garden is designed in a Mediterranean style and has an automatic irrigation system, creating an idyllic outdoor environment for relaxation.

This property is an ideal choice for those seeking a high-quality new build near Poreč, boasting modern features and carefully designed details.