



## POREČ IMMOBILIEN

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<b>Code :</b>	01499
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	292 m <sup>2</sup>
<b>Lot size :</b>	950 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	900 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	5 / 1
<b>Number of parking lots :</b>	3
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	A
<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>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</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 : 1.550.000 €

In the immediate vicinity of the Poreč city center and only 900 m from the sea, a new modern villa for sale, with a net area of 292 m<sup>2</sup> and a beautiful sea view.

The villa consists of a ground floor, first floor, and an attic.

The ground floor features a large open-plan living room with a kitchen and dining area, a small guest toilet, a separate laundry room, additional storage, and a boiler room. The living room includes a modern fireplace. Large glass walls are installed throughout the living and dining areas, allowing for natural sunlight all day long.

Modern wooden stairs lead to the first floor, which offers four spacious bedrooms, each with its own bathroom and terrace.



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The third floor consists of a gallery, a bedroom with a bathroom, and a terrace with a stunning sea view.

Heating and cooling are provided by a heat pump. The ground floor and all bathrooms have underfloor heating, while fan coils are installed in the bedrooms. The bathrooms also feature towel radiators powered by the heat pump.

The master bedroom and ground floor are additionally equipped with air conditioning.

The large 950 m<sup>2</sup> plot features an 11x3.60 m ceramic-lined swimming pool with two hydromassage jets and a hot tub on the sun deck.

A large terrace with a lounge set is covered by a bioclimatic pergola.

The yard is landscaped with automatic "drip-by-drop" irrigation for plants and a sprinkler system for the lawn.

The house also has an alarm and video surveillance, remote-controlled gate, video intercom, and 3 covered parking spaces.

The villa is sold fully furnished with new designer furniture.