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|-----------------------------------|--------------------|
| <b>Code :</b>                     | 00935              |
| <b>Location :</b>                 | Poreč              |
| <b>House Type :</b>               | Detached house     |
| <b>Building size :</b>            | 200 m <sup>2</sup> |
| <b>Lot size :</b>                 | 873 m <sup>2</sup> |
| <b>Distance from center :</b>     | 100 m              |
| <b>Distance from sea :</b>        | 11000 m            |
| <b>Number of floors :</b>         | 2                  |
| <b>Number of rooms :</b>          | 6                  |
| <b>Number of bedrooms :</b>       | 4                  |
| <b>Number of bathrooms / WC :</b> | 3 / 1              |
| <b>Number of parking lots :</b>   | 2                  |
| <b>Year of construction :</b>     | 2024               |
| <b>Energy efficiency :</b>        | Not specified      |
| <b>Sea View :</b>                 | Yes                |
| <b>Balcony :</b>                  | Yes                |
| <b>Swimming pool :</b>            | Yes                |
| <b>Climate :</b>                  | Yes                |
| <b>Satellite :</b>                | Yes                |
| <b>Sauna :</b>                    | Yes                |
| <b>Heating :</b>                  | Yes                |
| <b>Underfloor heating :</b>       | Yes                |
| <b>Depository :</b>               | Yes                |
| <b>Outdoor kitchen :</b>          | Yes                |
| <b>Wellness :</b>                 | Yes                |
| <b>Fireplace :</b>                | Yes                |
| <b>Jacuzzi :</b>                  | Yes                |
| <b>Current implemented :</b>      | Yes                |
| <b>Conducted water :</b>          | Yes                |
| <b>Asphalted :</b>                | Yes                |
| <b>Building permit :</b>          | Yes                |

**Price :** 900.000 € + PDV

For sale is a modern villa under construction with a pool that will have 200 m<sup>2</sup> with a plot of 873 m<sup>2</sup>.

The villa will have two floors.

The ground floor will consist of an entrance hall with enough space for additional storage, a connected living room, dining room and kitchen, guest toilet, and storage.

From the living room, through large glass walls, there will be access to a heated pool of 56 m<sup>2</sup>, as well as a sun deck and an outdoor kitchen.

On the first floor, there will be four bedrooms, two of which will have an en-suite bathroom, and two will share one bathroom, as well as a wellness area with a sauna and a jacuzzi. There is also another living room on the first floor since the direct entrance from the parking lot will be on the first floor. Underfloor heating with a heat pump is planned throughout the house, as



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well as air conditioning in every room.