



Code :	00972
Location :	Poreč
House Type :	Detached house
Building size :	265 m ²
Lot size :	676 m ²
Distance from center :	600 m
Distance from sea :	2300 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	2
Year of construction :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.312.500 €

In a small tourist town near Porec, for sale is this stunning and sophisticated luxury villa of modern architecture with a view of the sea and lush greenery. The villa is located only 2.5 km from the sea and will have a wellness, pool, sauna, and jacuzzi..

The ground floor consists of an open space of 55 m² in which there will be a living room, a kitchen, and a dining room. Large glass walls throughout the living room and dining room will allow a large influx of sunlight all day. On the continuation of the ground floor, there is a separate room designed for wellness with a sauna and shower, a technical room with a heating system, a separate laundry room, and a guest toilet.



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

From the living room and the kitchen, there is access to a large covered terrace of 41.77 m² with a view of the pool.

The first floor consists of four bedrooms with en-suite bathrooms and a spacious covered terrace of 58 m².

On the second floor, there is a large roof terrace of 45 m² with a panoramic view of the sea.

The garden will be completely fenced and planted with Mediterranean plants. In the central part of the garden, there will be a swimming pool of 32 m², and a paved sunbathing area. There will also be a summer kitchen in the yard.

Materials and equipment that will be used:

- underfloor heating and hot water on a heat pump Mitsubishi + VRF inverter system with 6 internal air-conditioning units
- fireplace in the living room
- ETICS thermo-insulated facade
- flooring materials – 1st class ceramic tiles on the whole ground floor, 1st class parquets in the bedrooms, and 1st class ceramic tiles in the bathrooms
- aluminum windows and sliding glass walls with interrupted thermal bridges and three-layer thermal insulating glass.
- alarm and video surveillance.

The house will be made of bricks with a thickness of 25 cm + 10 cm of thermal insulation.

In the surrounding area, there are restaurants, a school and a kindergarten, a post office, a shop, a tennis court, and hiking trails.

The property is in the VAT system and the stated price includes VAT.