



Code :	00120
Location :	Poreč
Building area :	323.5 m ²
Land area :	958 m ²
Distance from the center :	500 m
Distance from the sea :	8000 m
Orientation :	South
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Sea view :	Yes
Parking :	Yes
Garage :	Yes
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	Project
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.250.000 €

In a quiet settlement located about 8 km from the sea and 12 km from Poreč, this modern villa with an unobstructed sea view is nestled. The location offers quality infrastructure, suitable for both everyday living and tourist rentals.

The property has a total area of 323.50 m², distributed over four levels: basement, ground floor, first floor, and a rooftop terrace. The total land area is 958 m².

The basement features a garage, a technical room, a gym, and a wellness area with a sauna. The ground floor comprises a living room, kitchen, and dining area with large glass walls that open up to a covered terrace with a sea view. Also on this level are one bedroom, a bathroom, and an additional toilet.



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The first floor includes four bedrooms, three bathrooms, and a terrace. An internal staircase leads to the rooftop terrace, from which there is a panoramic view of the sea.

The outdoor area features a covered summer kitchen and a heated pool with an approximate area of 40 m².

The house is equipped with underfloor heating in all rooms, air conditioning units in each room, PVC exterior joinery with electric shutters and mosquito nets. It is also secured with safety systems such as alarms and video surveillance.

For more information and to arrange a viewing, please feel free to contact us.