



<b>Code :</b>	00271
<b>Location :</b>	Poreč
<b>Building area :</b>	198 m <sup>2</sup>
<b>Land area :</b>	730 m <sup>2</sup>
<b>Distance from the center :</b>	6000 m
<b>Distance from the sea :</b>	5000 m
<b>Orientation :</b>	West
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Year of construction :</b>	2024
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **1.145.000 €**

For sale is a luxury villa with a sea view, located in a quiet area, just 5 km from the coast and 6 km from Poreč! This luxurious villa spans two floors with a total area of 198 m<sup>2</sup>.

On the ground floor, there is a large entrance hall, a spacious living room, a kitchen and dining area, a bedroom with an en-suite bathroom, a technical room, a storage area, and a guest toilet. The installation of large glass walls in the living and dining areas has brought an abundance of natural light into the space throughout the day.

A sophisticated staircase leads you to the upper level of this exceptional property, revealing three comfortable bedrooms, each with its own bathroom. The master bedroom features a walk-in closet and access to a covered balcony offering a



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breathhtaking view of the expansive sea.

To ensure warmth during the colder months, underfloor heating powered by a heat pump will be installed throughout the villa. A modern fireplace located in the living area will provide not only warmth but also a touch of ambiance in winter.

From the living room, you can exit to a spacious covered terrace with a summer kitchen and a heated saltwater pool measuring 40 m<sup>2</sup>. Next to the pool is a sunbathing area, perfect for complete enjoyment on hot summer days. The villa is sold unfurnished, with the option of furnishing available at an additional cost!