



Code :	00272
Location :	Poreč
Building area :	226 m2
Land area :	878 m2
Distance from the center :	6000 m
Distance from the sea :	5000 m
Orientation :	West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	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 and has a total area of 226 m2.

On the ground floor, there is a large entrance hall with a wardrobe, a spacious living room, a kitchen and dining area, a bedroom with an en-suite bathroom and a walk-in wardrobe, a technical room, a storage room, and a guest toilet. The installation of large glass walls in the living and dining areas brings 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 includes an



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en-suite bathroom, a walk-in wardrobe, and access to a covered balcony that offers a breathtaking view of the expansive sea.

To ensure warmth during the cooler 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 access a spacious covered terrace with a summer kitchen and a heated saltwater pool measuring 40 m2. Next to the pool, there is a sunbathing area ideal for complete enjoyment on hot summer days.

The villa is sold unfurnished, with the option to furnish it for an additional fee!