



Code :	00275
Location :	Poreč
Building area :	170 m ²
Land area :	464 m ²
Distance from the center :	500 m
Distance from the sea :	10000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	1
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 596.000 €

For sale is a villa with a swimming pool in Kaštelir, in a quiet neighborhood near Poreč.

The living area of the villa is 170 m² and is spread over two floors. On the ground floor, there is a living room connected to the kitchen and dining area, a toilet, one bedroom with an en-suite bathroom, and a covered terrace that provides space for outdoor living for most of the year.

On the upper floor, there are three bedrooms, two bathrooms, and a terrace that offers views of the sea and the surrounding nature.

The yard is designed in a Mediterranean style, fully fenced, and features a swimming pool along with a covered summer kitchen under a large canopy. The courtyard includes two designated parking spaces.

Heating and cooling are provided by air conditioning, and due to



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the existing chimney, there is a possibility of installing a fireplace.
The villa is being sold unfurnished.

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