



<b>Code :</b>	00293
<b>Location :</b>	Poreč
<b>Building area :</b>	110 m <sup>2</sup>
<b>Land area :</b>	650 m <sup>2</sup>
<b>Distance from the center :</b>	300 m
<b>Distance from the sea :</b>	10000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Central heating (wood) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **430.000 €**

A detached villa with a pool is for sale in a quiet neighborhood near Poreč. The house is modernly designed and functionally connected to its surroundings, built on a spacious, well-maintained plot of land.

On the ground floor, there is an entrance area, a living room with a kitchen and dining area, a toilet/laundry room, and an internal staircase. The living space opens up to the outdoor area through large glass walls, allowing for good light flow and direct access to the exterior with a 60 m<sup>2</sup> pool, sunbathing area, lounge space, and an outdoor kitchen.

Upstairs, there are four bedrooms, each with its own bathroom and walk-in closet, all with access to a covered terrace with sea views.

Heating is provided by underfloor heating in the ground floor and all bathrooms, while additional heating and cooling are ensured by heat pumps in combination with fan convectors. Solar panels contribute to the energy efficiency of the property.



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The house is equipped with a video surveillance system and an alarm, and the entrance door opens automatically. The garden irrigation is automated, and the landscaping is carefully planned.

An advanced smart home system has been installed, allowing for the management of heating, cooling, blinds, and monitoring of technical systems. The sanitary fixtures are of high quality, and the house is sold fully equipped and furnished.

In addition to the landscaped garden, there is also a garage and multiple parking spaces available.

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