



Code :	00320
Location :	Poreč
Building area :	230 m ²
Land area :	860 m ²
Distance from the center :	2000 m
Distance from the sea :	10000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Storage room :	Yes
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **920.000 €**

For sale is a modern villa with a swimming pool, located just 10 km from Poreč and the sea, in a quiet neighborhood with complete infrastructure nearby, including a shop, school, and post office.

The villa is situated on a plot of 860 m² in a well-maintained area surrounded by private houses and nature, ensuring a sense of peace and privacy. The living area measures 229 m², distributed over the ground floor and first floor.

On the ground floor, there is an entrance hallway, an open-space living room with a kitchen and dining area, a bedroom with an en-suite bathroom, a guest toilet, a technical room, and a wellness area with a jacuzzi and sauna. From the living area, there is access to a covered terrace and a landscaped yard with a 48 m² swimming pool, sunbathing area, and a covered summer kitchen with a fireplace, toilet, and storage room.



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On the first floor, there are three bedrooms, each with its own bathroom, and two terraces overlooking the surrounding nature.

Underfloor heating and a heat pump are planned for heating and cooling.

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