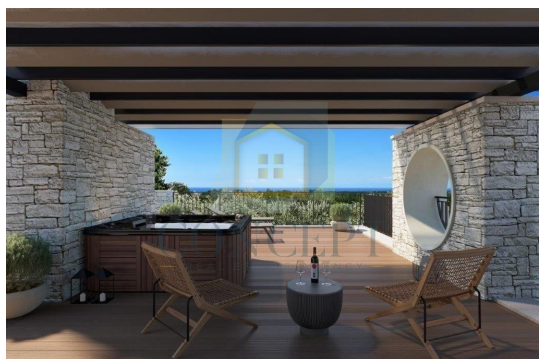
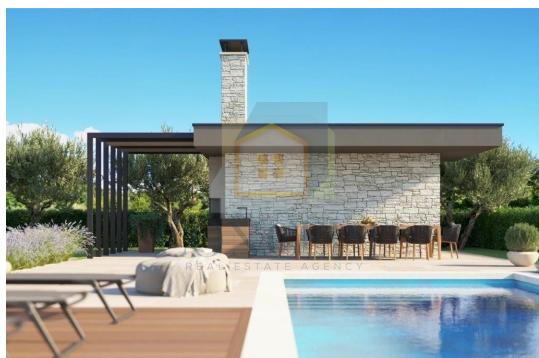
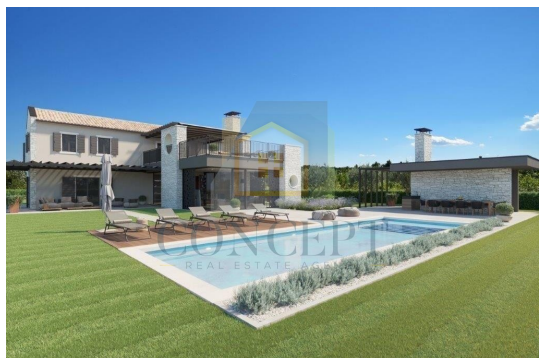




Code :	00323
Location :	Poreč
Building area :	230 m ²
Land area :	1604 m ²
Distance from the center :	2000 m
Distance from the sea :	10000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	2
Storage room :	Yes
Sea view :	Yes
Parking :	Yes
Garage :	Yes
Terrace :	Yes
Balcony :	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 **1.400.000 €**

For sale is a modern villa with open views of the sea, vineyards, and olive groves, located in the vicinity of Poreč, just 10 km from the sea and 2 km from the town center, where you can find shops, a post office, and a school.

The villa is situated on a plot of 1,604 m², with a total living area of approximately 230 m² spread over two floors.

On the ground floor, there is an entrance hallway, a guest toilet, and an open living area that includes a kitchen with a dining area and a living room, which opens onto a covered terrace featuring a summer kitchen of 42 m², a toilet, and a storage room. There is also one bedroom on the ground floor with an en-suite bathroom.



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On the first floor, there are three bedrooms, each with its own bathroom, and a large partially covered terrace of 78 m² that includes a jacuzzi, offering panoramic views of the sea and the surrounding landscape.

The yard features a landscaped garden in a Mediterranean style with a 50 m² saltwater pool, finished with ceramic tiles.

Heating and cooling are provided through underfloor heating and a heat pump, along with additional equipment of fan coil units. The villa is built with high-quality materials by a renowned developer.

The price includes VAT, so the buyer does not pay the 3% property transfer tax.

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