



<b>Code :</b>	00325
<b>Location :</b>	Poreč
<b>Building area :</b>	220 m <sup>2</sup>
<b>Land area :</b>	548 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Parking :</b>	Yes
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 825.000 €

A villa is for sale in a quiet area near Poreč, just 2 km from the sea and the town.

On the ground floor, there is a living room with a fireplace, a kitchen, and a dining area connected in an open space, one bedroom, a toilet, and a technical room. On the first floor, there are three bedrooms, each with its own bathroom and access to a terrace. The highest level features a wellness area with a sauna and an additional bathroom.

The heating system is designed as underfloor heating powered by a heat pump, ensuring a comfortable temperature in every room. High-quality materials and details have been used, and the living room is further enhanced by the fireplace.

For more information and to arrange a viewing, feel free to



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

contact us.