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| Code : | 00329 |
| Location : | Poreč |
| Building area : | 187 m ² |
| Land area : | 624 m ² |
| Distance from the center : | 8000 m |
| Distance from the sea : | 5000 m |
| Number of floors : | 2 |
| Number of bedrooms : | 3 |
| Number of rooms : | 4 |
| Number of bathrooms : | 3 |
| Number of toilets : | 2 |
| Storage room : | Yes |
| Sea view : | Yes |
| Parking : | Yes |
| Private pool : | 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 **898.750 €**

For sale is a semi-detached villa in a quiet residential area near Poreč, located 8 km from the city and 5 km from the sea. The neighborhood offers shops, restaurants, and other amenities necessary for daily life.

This is a villa under construction, with completion expected by mid-2025. The subject of the sale is half of the semi-detached villa with a total living area of 186.54 m², along with a garden of 624 m². The villa spans two levels.

On the ground floor, there will be an entrance hallway, a toilet, a utility room, a boiler room, an outdoor toilet, a kitchen with a dining area, and a living room with access to a covered terrace. Adjacent to this is a swimming pool measuring 36 m², with provisions for heating. The first floor will feature a hallway and



CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

three bedrooms, each with its own bathroom and access to a spacious terrace. Sea views will be available from both the ground floor and the first floor.

For heating and cooling, a heat pump with underfloor heating and additional fan coils will be installed. The villa will be constructed using high-quality materials, including Wienerberger Profi Ziegel bricks, Hansgrohe sanitary ware, Schüco joinery, a Viessmann heat pump, a Lunos ventilation system, and 10 cm thick Styro-foam EPS facade insulation.

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