



Code :	00330
Location :	Poreč
Building area :	183 m ²
Land area :	692 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 **948.750 €**

A semi-detached villa is for sale in a quiet neighborhood near Poreč, located 8 km from the city and 5 km from the sea. The neighborhood features a shop, dining establishments, and other amenities necessary for everyday life.

This is a villa under construction, with completion planned for mid-2025. The property for sale is one half of the semi-detached villa, totaling 183.21 m² of living space, along with a garden of 692 m². The villa spans two floors.

The ground floor will include an entrance hallway, a toilet, a technical room, a boiler room, an outdoor toilet, a kitchen with a dining area, and a living room with access to a covered terrace. Additionally, there will be a 36 m² swimming pool with planned heating. On the first floor, there will be a hallway and three



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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 coil units will be installed. The villa will be built using high-quality materials, including Wienerberger Profi Ziegel bricks, Hansgrohe sanitary fixtures, Schüco joinery, a Viessmann heat pump, a Lunos ventilation system, and Styro-foam EPS insulation with a thickness of 10 cm.

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