



Code :	00336
Location :	Poreč
Building area :	195 m ²
Land area :	784 m ²
Distance from the center :	2000 m
Distance from the sea :	800 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Storage room :	Yes
Parking :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2022
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **830.000 €**

For sale is a villa in one of the most desirable parts of Poreč, located just 800 meters from the sea and close to the city center.

The villa has a gross living area of 195 m² and is situated on a plot of land measuring 784 m². It spans two floors: on the ground floor, there is a living room, kitchen, dining room, toilet, and a bedroom with an en-suite bathroom. The first floor features a hallway and three bedrooms, each with its own bathroom and balcony.

Heating is provided by underfloor heating powered by a Viessmann heat pump, and air conditioning units are installed in all rooms. Solar panels for water heating are installed on the roof.

The glass walls and windows are equipped with electric blinds and insect screens. The windows are made of PVC, while the glass walls in the living room are aluminum.

High-quality materials were used in the construction and



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furnishing of the villa, with attention paid to every detail. All furniture has been carefully selected to ensure comfort and a harmonious appearance throughout the space. The villa is additionally equipped with an alarm system.

In the courtyard, there is a swimming pool measuring 32 m², lined with stone and equipped with a heating system. Next to the pool, there is a covered summer kitchen with a dining table and an outdoor toilet.

The entrance gate to the courtyard is electrically operated, and there is enough space within the courtyard to park four cars.

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