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|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00337              |
| <b>Location :</b>                   | Poreč              |
| <b>Building area :</b>              | 170 m <sup>2</sup> |
| <b>Land area :</b>                  | 968 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 3500 m             |
| <b>Distance from the sea :</b>      | 17000 m            |
| <b>Orientation :</b>                | North-West         |
| <b>Number of floors :</b>           | 2                  |
| <b>Number of bedrooms :</b>         | 3                  |
| <b>Number of rooms :</b>            | 4                  |
| <b>Number of bathrooms :</b>        | 3                  |
| <b>Storage room :</b>               | Yes                |
| <b>Parking :</b>                    | Yes                |
| <b>Private pool :</b>               | Yes                |
| <b>Terrace :</b>                    | Yes                |
| <b>Balcony :</b>                    | Yes                |
| <b>Air conditioning :</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 | 725.000 € |
|-------|-----------|

On the edge of a construction zone, in a peaceful environment, this attractive villa is being built, offering a blend of modern architecture, quality materials, and a pleasant atmosphere.

On a plot of land measuring 968 m<sup>2</sup>, the construction of a villa with a gross area of 230 m<sup>2</sup> and a net area of 170 m<sup>2</sup> is planned.

The ground floor will feature a storage room, laundry room, toilet, one bedroom with an en-suite bathroom, a spacious kitchen and dining area, as well as a living room. From the living room, there is access to a covered terrace with a summer kitchen and an additional toilet.

On the first floor, there will be one bedroom with an en-suite bathroom and the master bedroom with a bathroom, walk-in closet, and a spacious terrace that offers views of the natural landscape.

In the yard, a 40 m<sup>2</sup> swimming pool is planned, alongside a



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pecially arranged area for socializing and relaxing by the fire, known as a "fire pit."

The entire property will be enclosed by a wall, and within the yard, there will be space for parking three to four cars.

The villa will be sold on a "turnkey" basis (without furniture). The furniture shown in the visualizations can be offered for an additional cost.

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