



Code :	00346
Location :	Poreč
Building area :	229.82 m ²
Land area :	914 m ²
Distance from the center :	15000 m
Distance from the sea :	15000 m
Orientation :	South-West
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
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	780.000 €
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For sale is a modern villa under construction, located in a peaceful area just 12 km from Poreč and the sea. This is a villa of contemporary design, to be built on a plot of 914 m², surrounded by greenery, in a location suitable for a quiet stay while being close to all essential amenities.

Within the fenced yard, the villa will feature a swimming pool of 30.84 m² and a summer kitchen of 9.86 m². A Mediterranean garden with a lawn and automatic irrigation is also planned, along with three parking spaces and outdoor lighting. The entrance gate will be equipped with automatic opening, and the property will have a video surveillance and alarm system.

The total net area of the villa will be 229.82 m², distributed over two levels – the ground floor and the first floor. The ground floor will include a covered entrance, hallway, a bedroom with an en-suite bathroom, a guest toilet, and a spacious living room with a kitchen and dining area, leading out to a partially covered terrace. An internal staircase will provide access to the first floor,



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

which is planned to have three bedrooms, each with its own bathroom and balcony.

The villa will have a reinforced concrete structure, a façade system with 8 cm thermal insulation, PVC exterior joinery with electric shutters and fly screens, and interior doors made of natural veneer. Ceramic tiles will be installed on the ground floor, while parquet is planned for the bedrooms. Heating and cooling will be provided by a heat pump system – underfloor heating on an air-water system, with additional split units for transitional periods. The living room will include a chimney with the possibility of installing a fireplace.

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