



<b>Code :</b>	00357
<b>Location :</b>	Poreč
<b>Building area :</b>	220 m <sup>2</sup>
<b>Land area :</b>	1002 m <sup>2</sup>
<b>Distance from the center :</b>	800 m
<b>Distance from the sea :</b>	5000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<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>Heat pump :</b>	Yes
<b>Underfloor heating :</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** **1.500.000 €**

For sale is a modern villa located in the vicinity of Poreč, with a total area of 220 m<sup>2</sup>, situated on a plot of land measuring 1,002 m<sup>2</sup>. The villa was recently completed and built to high standards, spread over two levels.

The ground floor features a spacious open-concept living area that includes a kitchen, dining room, and living room. Large glass walls allow for plenty of natural light and a connection to the outdoor space. On the ground floor, there is also a bedroom with an en-suite bathroom, a guest toilet, and a wellness area with a sauna and shower.

From the living room, there is access to a covered terrace of 30 m<sup>2</sup>, equipped with a summer kitchen. The terrace leads to a sunbathing area paved with teak, alongside a swimming pool



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

measuring 10 x 4 m, equipped with a heat pump. The outdoor space is landscaped with quality Italian tiles and a lawn, providing ample room for outdoor living.

On the upper floor, there are three bedrooms, each with its own bathroom, and two of them have access to a shared terrace of 68 m<sup>2</sup>, offering views of the surrounding greenery.

The villa features aluminum joinery, water underfloor heating via a heat pump in all rooms, an air conditioning system, electric shutters, micro-topping flooring on the ground floor, and parquet on the upper floor.

It is sold fully finished, with secured connections to infrastructure.

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