

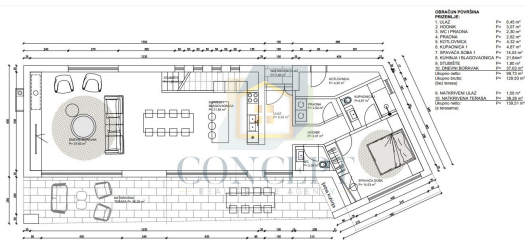


<b>Code :</b>	00435
<b>Location :</b>	Poreč
<b>Building area :</b>	250 m <sup>2</sup>
<b>Land area :</b>	1026 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	12000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</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** 1.350.000 €

For sale is a modern villa with a breathtaking sea view, located in a tranquil area with the necessary infrastructure for everyday life - a shop, school, kindergarten, restaurant, and café - just 12 km from Poreč. The house will be built on a plot of land measuring 1026 m<sup>2</sup> and will encompass approximately 250 m<sup>2</sup> of net living space.

It will span two levels. The ground floor will feature an open-plan living room, kitchen, and dining area with access to a spacious covered terrace, a bedroom with an en-suite bathroom, an additional room (laundry), a toilet, and a technical room. The upper floor will include three bedrooms, each with its own bathroom, an office, and two terraces - one covered and one uncovered, with the terrace adjacent to the master bedroom offering a lovely sea view.





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In the yard, a swimming pool with a net area of 49 m<sup>2</sup> and a sunbathing area will be constructed, and the garden will be thoughtfully landscaped and greened.

For heating and cooling, air conditioning units and electric underfloor heating are planned.

The property is VAT applicable, and VAT is included in the price.

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