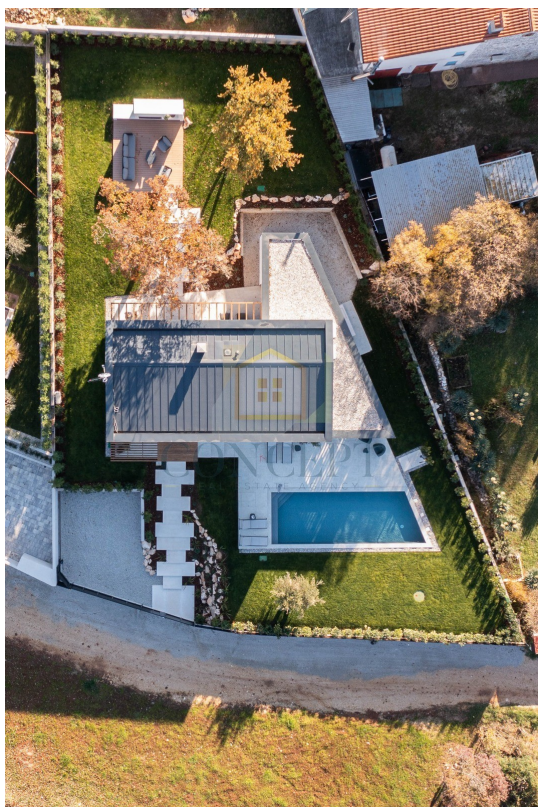




Code :	00630
Location :	Poreč
Building area :	219.6 m2
Land area :	1009 m2
Distance from the sea :	4000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Energy class :	A+
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **1.300.000 €**

Located in the area of Poreč and Vrsar, not far from the Lim Channel, this modern villa is situated in a peaceful Istrian village. The villa is built on a 1,009 m² plot, in a pleasant and well-maintained neighborhood. The house and pool are oriented towards an area where no future construction is planned, ensuring privacy in the years to come.

The villa has a total area of 220 m² and is spread over the ground floor and first floor.

The ground floor consists of an entrance hall, guest toilet, boiler room and laundry room, as well as an additional room that can be used as a sauna, gym, office or additional bedroom. The living area is designed as a spacious open-plan space combining the living room, dining area and kitchen. It opens onto a covered terrace with a dining table and barbecue. Thanks to the large glass surfaces, the interior is filled with natural light throughout the day while maintaining a high level of privacy.

The first floor features three bedrooms, each with its own



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bathroom. The bedrooms and bathrooms are fully equipped and furnished.

At the rear of the house, there is an additional lounge area with a fireplace, designed for socializing and relaxing during the summer months. The outdoor area also includes a 37.5 m² swimming pool with massage jets and preparation for heating.

The villa has been carefully designed and built to a high standard, using quality materials and furniture. The property features underfloor heating with Wi-Fi control, while air conditioning units, discreetly integrated into the interior, are used for cooling.

The property has never been rented or used, meaning the new owners will be its first occupants.

The villa is an excellent choice for those looking for a peaceful and private property close to the sea, with a high-quality interior and exterior.