



Code :	00070
Location :	Poreč
Building area :	327 m ²
Land area :	1019 m ²
Distance from the center :	400 m
Distance from the sea :	12000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	2
Pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.950.000 €

For sale is a luxury villa under construction, situated on a plot of land measuring 1,019 m² in a tranquil area near Poreč. The villa will have a net area of 327 m², with a total living area, including terraces and balconies, of 467 m². It is designed for high categorization, featuring luxurious amenities and modern design.

The villa consists of four spacious bedrooms, each with its own bathroom and sea view. The living room will be open plan, connected to the dining area and kitchen, creating a space for enjoyment and relaxation. The project also includes a Finnish sauna, jacuzzi, and a billiard room.

One of the most prominent features of this villa is the outdoor space. A heated infinity pool of 58 m² is planned, offering an unobstructed view of the sea. A firepit will be located next to the pool, perfect for enjoying summer evenings. The surroundings of



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the villa will be carefully designed, with integrated spaces for relaxation and outdoor enjoyment.

The villa will be equipped with top-notch heating and cooling systems, including underfloor heating and a heat pump, as well as solar panels for eco-friendly power. Four parking spaces will be provided, one of which will have an electric vehicle charger.

The location is excellent; the villa is being built in a luxury neighborhood with all necessary amenities such as schools, shops, restaurants, and more. Poreč is just 12 km away, and the sea is only 7 km distant.

This villa represents a unique opportunity for luxurious living in a peaceful environment, with modern amenities, high-quality execution, and stunning sea views.

The seller is a legal entity, and the price includes VAT; the price without VAT is €1,560,000.

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