



Code :	00097
Location :	Poreč
Building area :	120 m ²
Land area :	773 m ²
Distance from the center :	2000 m
Distance from the sea :	2000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2023
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 795.000 €

This modern villa covers an area of 120 m² and is situated on a 773 m² plot, offering an excellent opportunity for a peaceful life or vacation close to all necessary amenities.

The location of the villa is exceptional - just 2 km from the center of Poreč, the sea, and the nearest beaches, combining the proximity of urban facilities with the tranquility of a natural environment.

The ground floor of the house consists of an entrance hallway, a spacious living room, and an open-concept kitchen and dining area. This level also features a large bathroom and a comfortable bedroom.

On the upper floor, there are two spacious bedrooms, each with its own bathroom. One of the bedrooms has access to a balcony



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that offers a relaxing view of the surrounding landscape. All rooms are equipped with televisions, and electric shutters with insect screens facilitate use and enhance comfort.

Underfloor electric heating and air conditioning units are installed in all rooms, ensuring a pleasant temperature throughout the year.

The outdoor area is designed for enjoyment. The modern electrolysis pool, covered terrace, and barbecue provide an ideal space for socializing and relaxation. The spacious yard also includes ample parking space for multiple vehicles.

The villa is located in a quiet neighborhood, in close proximity to shops, restaurants, and all necessary amenities, providing perfect conditions for family living or vacationing on the beautiful Istrian coast.

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