



<b>Code :</b>	01222
<b>Location :</b>	Poreč
<b>Building size :</b>	230 m2
<b>Lot size :</b>	1500 m2
<b>Distance from city :</b>	2000 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 2
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Building permit :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 975.000 € + PDV

K18

New, modern villa designed in a small village, surrounded by olive groves and vineyards, overlooking the sea

Only 2 km from the center where there is the possibility of shops, post office, school, and 10 km to beautiful beaches.

Located on a plot of 1500m2 -

The villa is spread over two floors, with a total area of

230m2;

on the ground floor there is an entrance hall, guest toilet, open space where there is a living room with kitchen and dining area, from the living room there is a spacious covered terrace with a summer kitchen of 42m2, toilet and storage, below is a landscaped garden in the Mediterranean style with a pool of 50m2 (the pool is on salt water, and is lined with ceramics) and one bedroom with bathroom is practically also located on the ground floor.

Upstairs there are three bedrooms, each with its own bathroom and a large,



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partially covered terrace of 78m<sup>2</sup>, which houses a whirlpool, and offers a panoramic view of the sea and the landscape, which offers a sea view!

- Heating-cooling: underfloor heating via heat pump, fencoileri cooling
- high quality construction of a well-known investor