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|-----------------------------------|---------------|
| <b>Code :</b>                     | 01335         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 220 m2        |
| <b>Lot size :</b>                 | 774 m2        |
| <b>Distance from city :</b>       | 0 m           |
| <b>Distance from sea :</b>        | 0 m           |
| <b>Number of floors :</b>         | 0             |
| <b>Number of rooms :</b>          | 6             |
| <b>Number of bedrooms :</b>       | 4             |
| <b>Number of bathrooms / WC :</b> | 4 / 1         |
| <b>Year of construction :</b>     | 2022          |
| <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>Sauna :</b>                    | Yes           |
| <b>Heating - Underfloor :</b>     | Yes           |
| <b>Heating - Fireplace :</b>      | Yes           |
| <b>Heating - Heat pump :</b>      | Yes           |
| <b>Carpentry - PVC :</b>          | Yes           |
| <b>Depository :</b>               | Yes           |
| <b>Wellness :</b>                 | Yes           |
| <b>Fireplace :</b>                | Yes           |
| <b>Jacuzzi :</b>                  | Yes           |
| <b>Sewage implemented :</b>       | Yes           |
| <b>Building permit :</b>          | Yes           |
| <b>Agency commission :</b>        | 3 % + PDV     |

**Price :** 882.000 €

**K32**

Beautiful modern project, modern villa located on a plot of 774m2. ground floor and first floor with a sea view.

The ground floor has a hallway, boiler room and laundry room, storage room, bedroom with access to the yard and private bathroom.

Open living room with fireplace with kitchen and dining area.

Large glass cliffs, lots of natural light facing west.

exits onto a covered terrace slightly closed, and part of it is not covered, below heated pool 30m2, sun deck and outdoor shower.

The staircase leads to the first floor where there is an entrance hall, wellness room with shower and a sauna, three bedrooms with private bathrooms and all three have access to the terrace where there are installations with jacuzzi.



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Underfloor heating was carried out throughout the house  
2-3 parking spaces

Very high quality and comfortable, architecturally thought out designed to be adapted to a simple and quality life all year round.

**Additional details:**

Joinery: PVC anthracite

Insulation 10 cm

Heating: heat pump, underfloor heating, fireplace + air conditioning,  
pool heating

Built-in descaler for limescale

the house is connected to the sewer

The house is sold furnished.

which includes: kitchen, fireplace, bedrooms, bathrooms and carport

774 m2 garden, approx. 220 m2 net house