



<b>Code :</b>	01467
<b>Location :</b>	Poreč
<b>Building size :</b>	147 m2
<b>Lot size :</b>	640 m2
<b>Distance from city :</b>	4000 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Carpentry - ALU :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 600.000 €

**K67**

In a small village 14 km from Poreč, 6 beautiful villas with a swimming pool are being built, the completion of which is planned for November 2023.

House no. 2 with an area of 147m2 on a plot of land of 640m2

On the ground floor there is a living room with a kitchen, a dining room, a guest toilet and a storage room, while on the first floor there are three bedrooms with their own bathrooms.

The price includes everything as shown in the visualizations from the outside, and everything inside except furniture and lighting, except for the bathrooms, which are completely finished. According to the wishes of the buyer, the houses can be arranged to the very end, ready for use or rent.

The rest goes into the house:

The system is heated by a vrf heat pump with water-based floor heating and fancoilers for heating and cooling from the manufacturer DAIKIN or an equally valuable, central hot water tank of 300 l  
pool heating, all preparation done except the device.

pool technique and water disinfection based on the principle of electrolysis.  
Satellite TV system and IP TV.

In the bedrooms, there is a wooden parquet, in the other rooms, ceramics.  
Everything MADE IN ITALY.

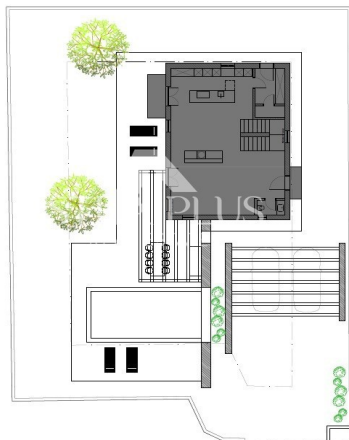
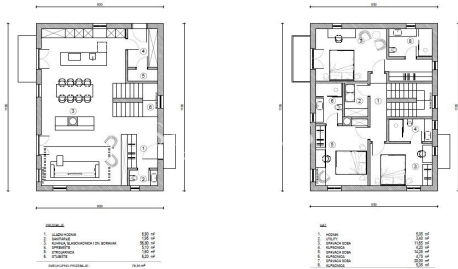
Outdoor lighting included in the price - decorative set and main light.

Aluminum joinery and aluminum sheds.

Automatic electric gate with remote control.

Video surveillance system and camera with smartphone control.

A complete photo-album of all phases of construction taken with a drone and photos of all installations.





**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

The plot is fenced with a betafence fence and a concrete parapet wall, next to which hedges (Photinia) are planted and grass is sown, and automatic irrigation with a timer and rain sensors is installed.

Energy certificate A+