



<b>Code :</b>	01500
<b>Location :</b>	Poreč
<b>Building size :</b>	229 m <sup>2</sup>
<b>Lot size :</b>	864 m <sup>2</sup>
<b>Distance from city :</b>	7000 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 780.000 €



**K75**

A modern villa with a beautiful design in the vicinity of Vrsar

At the end of a quiet Istrian town with only a few houses, the plan is to build this villa of unique design, the completion of which is planned for autumn/2024.

The total area of the house will be 229m<sup>2</sup> on two floors. On the ground floor, there will be a guest toilet, pantry, living room with kitchen and dining room according to the open space concept, from which there is access to a covered terrace, a sundeck, a landscaped yard and a 38m<sup>2</sup> swimming pool. There will also be one bedroom on the ground floor with its own bathroom and access to the yard.

There are three more bedrooms on the first floor, one of which is the master with its own bathroom, while the other two share a bathroom in the hallway, a hallway with access to the balcony.

Heating of the house will be made possible by underfloor heating and by means of air conditioners, which are also used for cooling.

Glass walls will be installed throughout the villa.

From the contents - the first shops and the sea are located approx. 7 km distance There are plenty of restaurants in the area at a distance of about 4 km.

The beautiful Lim Fjord is also nearby!

