



<b>Code :</b>	01638
<b>Location :</b>	Poreč
<b>Building size :</b>	295 m2
<b>Lot size :</b>	850 m2
<b>Distance from city :</b>	2000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	5 / 0
<b>Year of construction :</b>	2019
<b>Energy efficiency :</b>	A+
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Carpentry - ALU :</b>	Yes
<b>Depository :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 1.290.000 €

K120

An exclusive modern villa for sale near Poreč, the sea and beaches.

This special villa on a fenced plot of 600 m2 offers an infinity pool with salt water of 39 m2, a children's pool of 15 m2, a spacious covered terrace with a large dining table and an equipped summer kitchen with a gas grill, a wood grill and a large "American" refrigerator and 3 parking spaces.

The villa has an area of 295 m2 on two fully air-conditioned floors. On the ground floor there is an attractive living room with an equipped kitchen, dining room and living room, all in one space, one double room with its own bathroom and one children's room with a bathroom. On the first floor there are three double rooms, each with its own bathroom, a wellness area with a large whirlpool and sauna, and a terrace with deckchairs offering a beautiful panoramic view of the sea. In the basement of the villa, there is a pool equipment and a storage room.

The villa also has solar panels.