



Code :	01657
Location :	Poreč
Building size :	220.41 m2
Lot size :	501 m2
Distance from city :	3500 m
Distance from sea :	3500 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Sauna :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Wellness :	Yes
Agency commission :	3 % + PDV

Price : 825.000 €

K129

In the vicinity of Poreč, 3.5 km from the city center and the sea, in an extremely quiet environment, there is a luxury villa under construction, with a total area of 233.13 m², and a garden area of 376 m².

The villa is spread over three floors: ground floor, first floor and attic.

On the ground floor there is: a covered entrance, corridor, storage room, technical room, sauna and wellness, guest toilet, living room, kitchen and dining room according to the open space concept with access to a spacious covered terrace where there is a sunbathing area and a 27m² swimming pool.

On the 1st floor, there are 3 bedrooms, each with its own bathroom, one bedroom has its own wardrobe and a separate terrace, while the other two have access to a shared spacious terrace.

In the attic of the villa there is a corridor, a sauna, a bathroom, 2 storage rooms and a spacious terrace of 77.80 m² with a beautiful view of the sea.

Underfloor heating via a heat pump is planned, and for cooling air conditioners, in addition, a fireplace will be installed in the living room.

With a note, real estate sales tax in the amount of 3% of the agreed purchase price is not paid.