



<b>Code :</b>	01657
<b>Location :</b>	Poreč
<b>Building size :</b>	220.41 m2
<b>Lot size :</b>	501 m2
<b>Distance from city :</b>	3500 m
<b>Distance from sea :</b>	3500 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>	2024
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Wellness :</b>	Yes
<b>Agency commission :</b>	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 m<sup>2</sup>, and a garden area of 376 m<sup>2</sup>.

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 27m<sup>2</sup> 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 m<sup>2</sup> 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.