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|-----------------------------------|---------------|
| <b>Code :</b>                     | 01658         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 233.13 m2     |
| <b>Lot size :</b>                 | 571 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>Depository :</b>               | Yes           |
| <b>Wellness :</b>                 | Yes           |
| <b>Agency commission :</b>        | 3 % + PDV     |

**Price :** 825.000 €

#### K130

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 220.41m<sup>2</sup>, and a garden area of 435m<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 and all of them have access to a common, 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 payable.