



Code :	01707
Location :	Poreč
Building size :	242 m2
Lot size :	1080 m2
Distance from city :	8500 m
Distance from sea :	8500 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 0
Year of construction :	2024
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Heating - Heat pump :	Yes
Carpentry - PVC :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Agency commission :	3 % + PDV

Price : 790.000 €

K155

The villa of modern design is built on a plot of 1080 m2, which is surrounded on one side by a forest, and on the other side of the street are neighboring houses that are rented during the summer season. The location is extremely attractive for everyone who likes to enjoy silence, while at the same time being a few minutes' drive from larger city centers.

Inside the fenced yard, the villa will have a swimming pool of 36.30m2 and a summer kitchen of 23.88m2, which is connected below with an outdoor storage room of 4.91m2.

This modern villa offers a net living area of 179.61m2, it is designed on two floors: ground floor and first floor. The main entrance is on the north facade, where a covered passage leads to the corridor that connects the bedroom with the accompanying bathroom, the guest toilet, and leads to the open space consisting of the kitchen, dining room and spacious living room. From the dining room/living room it is possible to exit to a partially covered terrace.

An internal staircase leads to the rooms located on the first floor, three bedrooms with attached bathrooms, and from each room it is possible to exit to a balcony that offers a view of the surroundings.

Technical description:

Roof structure: reinforced concrete slab 18 cm thick, thermal and hydro insulation.



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

Mezzanine structures are made as reinforced concrete slabs with a thickness of 18 cm

The facade is made as an ETICS facade system of 8 cm thick thermal insulation and a final facade layer.

The exterior carpentry is provided from PVC carpentry, with el. blind lifters and built-in mosquito nets. Internal door: wood design made of natural veneer treated with azure coating.

The floors are made as "floating floors" with thermal and sound insulation.

Floor coverings: ceramic on the ground floor, while parquet flooring is planned in the bedrooms.

Heating of the villa: it is planned with an air-water heat pump that serves as an energy source for heating

domestic hot water and underfloor heating. Split systems (air-to-air heat pumps) are provided for room heating in the transitional period and cooling. There is also a chimney in the living room to which a fireplace can be connected.

Automatic opening entrance gates

Garden: Automatic irrigation, Lawn and Mediterranean plants

Outdoor lighting, three parking spaces, alarm system and video surveillance system.