



Code :	01708
Location :	Poreč
Building size :	229.82 m2
Lot size :	914 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 : 760.000 €

K156

Here we present you something new from our offer, an extremely attractive Villa under construction with a swimming pool and a large garden, modern design, in a quiet location 10 minutes' drive from the sea and the center of Poreč. An extravagant villa with a perfectly optimized floor plan is available for you on a turnkey basis!

When you build a new home, you have the opportunity to design the interior and exterior of your home, based on personal preferences and needs. Modern building materials and technologies enable the construction of homes with better insulation, efficient heating and cooling systems, and energy-efficient appliances.

Villa of modern design, which is being built on a plot of 914m2. 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 30.84m2 swimming pool and a 9.86m2 summer kitchen.

This modern villa offers a net living area of 229.82m2, it is designed on two floors: ground floor and first floor. The main entrance is on the south facade, where a covered passage leads to the corridor that connects the bedroom with the accompanying bathroom, the guest toilet, and leads to an open space consisting of a kitchen, dining room and a spacious living room. From the dining room/living room it is possible to exit to a partially covered terrace.

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An internal staircase leads to the rooms located on the first floor, three bedrooms with attached bathrooms and balconies that offer a view of the green environment.

Technical description:

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

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.