



<b>Code :</b>	01791
<b>Location :</b>	Poreč
<b>Building size :</b>	111.10 m2
<b>Lot size :</b>	385 m2
<b>Distance from city :</b>	5000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Carpentry - ALU/PVC :</b>	Yes
<b>Depository :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 774.000 €

K173

Semi-detached luxury villa with a total living area of 111.10 m2, located on a plot of 385 m2.

The villa extends over two floors.

On the ground floor there is a toilet, a kitchen, a dining room and a large living room with access to a covered terrace and a garden where there is a swimming pool and sun deck, as well as a summer kitchen.

On the 1st floor there are three bedrooms and two bathrooms, one with its own bathroom, and a storage room.

The villa will have underfloor heating via a heat pump, and cooling will be provided via wall fan coil units.

The villa is sold furnished according to the turnkey system.

The villa has two parking spaces.

The buyer does not pay real estate sales tax of 3%.

Completion of the works is scheduled for the 07/2024.