



Code :	01856
Location :	Poreč
Building size :	216 m2
Lot size :	964 m2
Distance from city :	950 m
Distance from sea :	500 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Depository :	Yes
Sewage implemented :	Yes
Building permit :	Yes
Agency commission :	3 % + PDV

Price : 1.650.000 €

K193

Poreč, Istria New luxury villa with pool 500 m from the sea and sea view!!

Luxurious, modern villa in an attractive location and Poreč only 500m away from the first beaches and facilities such as restaurants, playgrounds, cafes, shops and more.

The villa is located on a plot of land of 964m2, it has a net living area of 215m2 on 3 floors.

On the ground floor there is a spacious living room, kitchen and dining room, pantry, laundry room, toilet, and two additional storage rooms.

On the first floor there are two comfortable bedrooms, each with its own bathroom and its own covered terrace. In the attic there is another room with a bathroom and a spacious terrace with a panoramic view of the Adriatic Sea.

There will also be a 35m2 swimming pool and 2 parking spaces on the garden plot.

It has underfloor heating, air conditioning in all rooms.

A high-quality villa, with an emphasis on comfort, represents a property in a unique location close to the city center and the beaches.

The advantage is that in the current phase, the future buyer can participate in the interior decoration and the choice of materials.