



<b>Code :</b>	01872
<b>Location :</b>	Poreč
<b>Building size :</b>	277.54 m2
<b>Lot size :</b>	400 m2
<b>Distance from city :</b>	2000 m
<b>Distance from sea :</b>	300 m
<b>Number of floors :</b>	2
<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>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 2.000.000 €

**K197**

Modern villa with swimming pool and roof terrace 300m from the sea.

The villa will spread over three floors, ground floor, first floor and roof terrace. On the ground floor there is a guest toilet, boiler room/laundry room, spacious living room, kitchen and dining room according to the open space concept, with access to a covered terrace and yard where there is a sunbathing area and a swimming pool.

On the first floor there are three bedrooms, each with its own bathroom and access to the terrace, while two bedrooms have their own wardrobes.

From the 1st floor, stairs lead to the roof terrace with a pergola, where there will be a sun deck and a jacuzzi connection. The roof terrace will offer a wonderful view of the Istrian landscape, the sea and a beautiful sunset in the evening.

The villa will have 2 parking spaces.