



Code :	01881
Location :	Poreč
Building size :	218 m2
Lot size :	672 m2
Distance from city :	2300 m
Distance from sea :	2000 m
Number of floors :	2
Number of rooms :	0
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2024
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price : 850.000 €

S203

Modern villa with swimming pool 2 km from the sea.

The villa is spread over two floors.

On the ground floor there is an entrance hall, a guest toilet, a utility room/laundry room, a wardrobe, a dining room with a kitchen and a living room with access to a covered terrace of 16.89m2 where there is a sun deck and a 41m2 swimming pool.

On the 1st floor there are four bedrooms, each with its own bathroom, and two rooms have access to the terrace.

The villa is sold up to the turnkey stage with finished floors, sanitary ware, carpentry, installations and heating system.

The heating is regulated by fan coils with the help of a heat pump, floor heating in the bathrooms, and the insulation of the facade is 10 cm.

The landscaped environment will have an irrigation system.

The villa will have an alarm system, and the first phase will be implemented for video surveillance.

Furniture is not included in the price.