



Code :	01928
Location :	Poreč
Building size :	377 m2
Lot size :	974 m2
Distance from city :	7000 m
Distance from sea :	20000 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 2
Year of construction :	2024
Energy efficiency :	Not specified
Parking lot :	Yes
Garage :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Agency commission :	3 % + PDV

Price : 950.000 €

K225

This beautiful newly built villa is located on the edge of the Istrian village not far from Višnjan (7 km). The location is very quiet and surrounded by nature, which guarantees maximum privacy. The planned completion of the house before moving in is the summer of 2025. It consists of three floors: semi-basement, ground floor and first floor. In the semi-basement, there is a garage, a pool machine room, a technical room, a toilet and an area that is intended for billiards, a space for socializing, but it can also be converted into a wellness area for a sauna or fitness. Internal stairs lead to the ground floor. On the ground floor there is an entrance hall, living room, dining room, kitchen, bedroom with its own bathroom, and guest toilet. All rooms have access to a spacious terrace of 34.03 m2 and a garden. Upstairs there are three more bedrooms with their own bathrooms. One room has a loggia where you can place a jacuzzi for two people, and all rooms have access to a spacious balcony of 31.86 m2. in the garden there are parking spaces, a 23.36 m2 summer kitchen with a toilet, and a 40 m2 swimming pool. The location is ideal for those who want to be away from the city crowds and noise, yet close to the town center (7 km).

Heating is regulated on the floor by air conditioning, and cooling also by air conditioning. It has also been prepared for a photovoltaic power plant, and has a charger for electric cars. The water is heated by a heat pump. The carpentry is PVC with three-layer glass.

The price of the house is EUR 950,000 + VAT 25%
(the buyer is exempt from paying real estate sales tax)