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| Code : | 01993 |
| Location : | Poreč |
| Building size : | 230 m2 |
| Lot size : | 1604 m2 |
| Distance from city : | 2000 m |
| Distance from sea : | 10000 m |
| Number of floors : | 0 |
| Number of rooms : | 6 |
| Number of bedrooms : | 4 |
| Number of bathrooms / WC : | 4 / 2 |
| Year of construction : | 2024 |
| Energy efficiency : | Not specified |
| Sea View : | Yes |
| Parking lot : | Yes |
| Climate : | Yes |
| Heating - Underfloor : | Yes |
| Depository : | Yes |
| Outdoor kitchen : | Yes |
| Alarm : | Yes |
| Video surveillance : | Yes |
| Agency commission : | 3 % + PDV |

Price : 1.400.000 €

K247

A new, modern designer-furnished villa located in a small village, surrounded by olive groves and vineyards, with a view of the sea. It is only 2 km from the center of the town where there is a shop, post office, school, and 10 km to beautiful beaches. Located on a plot of 1604 m2, the villa is spread over two floors, with a total area of

230 m2.

On the ground floor there is an entrance hall, a guest toilet, an open space where there is a living room with a kitchen and a dining room, from the living room there is a spacious covered terrace where there is a summer kitchen of 42 m2, a toilet and a storage room. Below is a landscaped Mediterranean-style garden with a 50 m2 swimming pool (the pool is salt water and covered with ceramics) and one bedroom with a bathroom practically located on the ground floor of the house.

Upstairs there are three bedrooms, each with its own bathroom, and a large, partially covered terrace of 78 m2, which has a whirlpool, and offers a panoramic view of the sea and the landscape, from which there is a view of the sea!



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

Heating-cooling of the villa: floor heating via a heat pump, fan coils, cooling.

High-quality construction by a well-known investor.

Note: The price of the villa is EUR 975,000 + 25% tax, in which case the buyer does not pay the 3% real estate tax.