



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!



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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.