ISTRA PLUS REAL ESTATE
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Code :	02181
Location :	Poreč
Building size :	160 m2
Lot size :	570 m2
Distance from city :	6000 m
Distance from sea :	6000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Year of construction :	2026
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price :	590.000 €

S324
On the very edge of the construction zone, in a very quiet position located in a dead end street, without traffic!!
Beautiful project, Mediterranean villa of timeless architecture with swimming pool – elegance and comfort

On a plot of 570 m² is located this beautiful Mediterranean villa of classic and timeless architecture with a total area of

160m2,
perfectly integrated into the environment and designed for maximum comfort.

On the ground floor there is a bright and spacious living room connected to the kitchen and dining room, which leads through large glass walls to a covered terrace. Below is a 32 m² swimming pool with a sunbathing area – an authentic Mediterranean space for relaxation and enjoyment. On this floor there is also a guest toilet, a bedroom and a bathroom.

On the first floor there are two comfortable bedrooms, each with its own bathroom, and two rooms also offer private balconies.
The yard is decorated in a Mediterranean style - lawns, two olive trees that give authentic character, elegant paths and sidewalks and two parking spaces on the

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paving stones.
The plot will be surrounded by a green fence on the sides and back and equipped with a beautiful gate on the front.
The exterior of the house is completed by finished walls, plaster and facade.

At the buyer's request, for an additional fee, there is the possibility of installing an indoor or outdoor fireplace, the perfect addition to create a warm, ambient or prepare food outdoors.

This villa combines timeless architecture, functionality and elegance and represents an ideal home.
The land has all the necessary infrastructure; sewage, electricity and water, and the villa was built with an emphasis on durability and aesthetics.

Hanging stairs will be built that come out of the wall, giving a dose of modern elegance, while the entire facility is equipped with underfloor heating via a heat pump and air conditioning, ensuring a pleasant stay throughout the year