



<b>Code :</b>	00633
<b>Location :</b>	Poreč
<b>Building size :</b>	240 m2
<b>Lot size :</b>	1108 m2
<b>Distance from city :</b>	2000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	9
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Carpentry - ALU/PVC :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes

**Price :** 750.000 €

K262

At the edge of a construction zone with an open panoramic sea view, Newly built villa of 240m2 of living space, situated on a plot of 1000m2 The ground floor has an entrance hall, laundry room, bathroom, open and sunny living room with fireplace, kitchen and dining room, several exits to the terrace partially covered and a courtyard with a swimming pool (50m2 lined with glass mosaics and water treatment with hydrolysis (without chemicals), summer kitchen with fireplace -

The ground floor has an open sea view!

Upstairs, there are 3 bedrooms with private bathrooms and a partially covered terrace with panoramic sea views.

All bedrooms have quality oak hardwood floors

- heating and cooling Wiessman heat pump",

- Solar collectors for hot water

- underfloor heating complete house, rooms NO (rooms heating and cooling via fan coil)

-Thermal insulation of stone wool, roof and walls



**ISTRA PLUS REAL ESTATE**

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-alarm system  
-the antenna system in each room  
- carpentry ground floor aluminum SCHUCO  
- wooden joinery upstairs  
completely designed and furnished, and equipped  
Unique location and real estate,  
PRICE: 750.000.00 eur  
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