



Code :	01878
Location :	Poreč
Building size :	249 m2
Lot size :	800 m2
Distance from city :	8000 m
Distance from sea :	8000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Fireplace :	Yes
Heating - Heat pump :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price : 885.000 €

K202

This modern villa with a swimming pool is located in a quiet place near Poreč. The villa of 249m2 is located on a plot of 800m2, and extends to the ground floor and the 1st floor.

On the ground floor there is an entrance hall, technical room/laundry room, guest toilet, storage room, spacious living room, kitchen and dining room according to the open space concept with glass walls that give light to the space. From the living room there is access to a covered terrace, a sun deck with a swimming pool 8mx3.5m, an outdoor shower, and the first phase for a jacuzzi and a summer kitchen will be completed.

On the 1st floor there is a hallway of 4 bedrooms, each with its own bathroom, two bedrooms have their own terrace. The master bedroom will have a bathroom with a shower and a bathtub, and a spacious terrace with a view of the sea. The villa also has a garage where there will be a charger for an electric car and a separate technical room for the swimming pool.

Underfloor heating is implemented in all rooms via a heat pump, and they will have air conditioning devices for cooling.

The insulation is glass wool 10 cm with a double mesh.

Completion is scheduled for the end of autumn 2024.