

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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**info: +385 95 359 5158 | +385 97 653 7679**



<b>Code :</b>	01182
<b>Location :</b>	Vrsar
<b>Building size :</b>	169 m2
<b>Lot size :</b>	679 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 740.000 €

Poreč, Vrsar area,

Beautiful, modern and high-quality detached house with a swimming pool!!! This beautiful and modern villa was built in a small and quiet place not far from Vrsar.

A 169m2 villa located on a 679m2 plot of land. The villa extends over two floors. On the ground floor of the villa there is a spacious living room with dining room and kitchen, toilet and storage room.

On the first floor there are three spacious bedrooms and two bathrooms. One bedroom has its own bathroom and a terrace with a beautiful view of the surroundings.

Large glass walls have been installed in the ground floor, which provide sunlight throughout the day. The living room leads to a covered terrace with a sunbathing area and a 32m2 swimming pool. The pool will be lined with Renolit Alkorplan Touch foil in the color relax, which makes the water color natural. It is possible to install a heat pump at the customer's request.

The carpentry is made of wood/aluminum from a Slovenian manufacturer. All rooms have installed underfloor heating with built-in fan coils. The facade will be a combination of a stone facade and facades manufactured by STO. The internal door will be 270 cm, that is, from the floor to the ceiling. Italian ceramics of larger dimensions will be installed on the floors and oak parquet in the bedrooms.

The garden in front of the villa will be planted and decorated with Mediterranean plants.

The villa is located not far from the Istrian highway. All the necessary facilities for life, from restaurants, schools, kindergartens, pharmacies, post



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offices and a beautiful nature park, are located in the immediate vicinity of the town.

The price of the villa is expressed without VAT, and it is sold in the turnkey phase - which includes a fully furnished house, without furniture. The buyer does not pay real estate transaction tax.

The planned completion of construction is in the fall of 2024.

This property is a very high-quality and ideal investment for family life or for tourist purposes.