PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01273
Location :	Poreč
Building size :	213 m2
Lot size :	821 m2
Distance from center :	500 m
Distance from sea :	10000 m
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price :	970.000 €

In the vicinity of the city of Poreč, in a place that offers all the necessary amenities for life, this modern villa with a swimming pool is located, whose total living space is 213 m², while the spacious roof terrace measuring 87.4 m² completes the impression of luxury and comfort.

The villa extends over three floors, each of which offers carefully designed rooms adapted to a modern lifestyle.

The ground floor features an open concept living room, dining room and kitchen, with large glass surfaces that allow plenty of natural light and lead to the terrace with a summer kitchen. The ground floor also has a comfortable bedroom with a private bathroom and terrace, an additional toilet, a practical laundry room, a storage room and a boiler room with an external entrance.

On the first floor there are three bedrooms, each with its own bathroom and terrace, from which there is a partial view of the sea.

On the top floor, the roof terrace, there is a space for complete enjoyment: a jacuzzi and a sauna under a canopy, with an additional sunbathing area and a stunning panoramic view of the sea horizon.

The yard has been carefully landscaped and includes covered parking for several vehicles, a swimming pool surrounded by a sunbathing area.

The technical equipment of the house is at the highest level, including

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underfloor heating with a heat pump and air conditioning in all rooms.

The completion of construction is scheduled for the summer of 2025, and this villa represents the perfect combination of high-quality construction, comfort and attractive views.