



<b>Code :</b>	01295
<b>Location :</b>	Poreč
<b>Building size :</b>	223 m2
<b>Lot size :</b>	676 m2
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+

**Price : 1.300.000 €**

For sale is a new luxurious and modern villa located 300 meters from the center of the village, and only two kilometers from the first beaches. It is located on a fenced plot with a garden of 540 m2 and a net living area of

224 m2.

On the ground floor there is a large open space that includes a living room, kitchen and dining room of up to 55 m2. While the wellness, technical room, laundry room and guest toilet are located in separate rooms.

The first floor is reserved for rest and sleep, and there are four bedrooms, each with its own bathroom, and a spacious common terrace with a view.

At the top of the villa there is a roof terrace with a hot tub, a sun deck and a beautiful view of the sea, ideal for relaxing on warm summer days and pleasant nights.

The garden is fenced, and privacy is ensured, in the central part there is a swimming pool, around it a sun deck, and a covered terrace of 55 m2 with a fireplace and a dining area.

This beautiful luxury property offers top comfort, designer furnishings, a quiet location and a wonderful unobstructed view of the sea.