



<b>Code :</b>	01296
<b>Location :</b>	Poreč
<b>Building size :</b>	223 m2
<b>Lot size :</b>	770 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 550 m2 and a net living area of

224 m2.

On the ground floor there is a spacious open space that connects the living room, kitchen and dining room with access to the covered terrace. While the wellness, technical room, laundry room and small 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 sunbathing area and a beautiful view of the sea, ideal for relaxing in the privacy of your own home.

In the external part of this modern property there is a swimming pool, a sunbathing area around it, 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.