



<b>Code :</b>	01311
<b>Location :</b>	Poreč
<b>Building size :</b>	160 m <sup>2</sup>
<b>Lot size :</b>	985 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 668.000 €

We present to you a new, high-quality family house that perfectly combines traditional Mediterranean style with modern luxury. This beautiful property is located on a spacious plot of 985 m<sup>2</sup>, with a private pool and an impressive sea view, offering complete peace and comfort in a natural environment.

Features of the property:

Living area: 160 m<sup>2</sup> spread over two floors, ideally designed for a functional and comfortable life.

Land: Total 985 m<sup>2</sup> with a spacious yard, greenery and terraces, perfect for outdoor enjoyment.

Pool: Private pool of 32 m<sup>2</sup> located next to a spacious terrace with a view of the sea, ideal for relaxing on warm summer days.

On the ground floor of the house there is a spacious open concept living room, kitchen and dining room. Large glass surfaces allow natural light to enter and provide direct access to the terrace and pool. On this floor there is one bedroom with a bathroom, as well as an additional toilet for guests and a laundry room.

On the first floor there are two comfortable bedrooms, each with its own private bathroom. Each room offers peace and privacy, and the master bedroom opens onto a balcony with a view of the sea.

Technical specifications:

Underfloor heating on the entire surface of the house, provided by a heat



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pump system, provides an optimal temperature throughout the year. Air conditioners in all rooms ensure additional comfort during the hot summer months.

PVC joinery with three-layer glass provides excellent thermal and sound insulation, saving energy and providing a peaceful stay.

**Additional benefits:**

The house is sold unfurnished, which gives the buyer the opportunity to create an interior according to his own taste and wishes. There is an option to choose finishing materials, including types of facade, floor tiles and other details, allowing you to personalize every corner of this luxury villa.

This property offers a unique opportunity to purchase a high quality villa with sea views, in a peaceful setting, perfect for a family or as a luxury holiday home.

Contact us today and secure this wonderful property by the sea!