



<b>Code :</b>	01320
<b>Location :</b>	Poreč
<b>Building size :</b>	145 m <sup>2</sup>
<b>Lot size :</b>	800 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	8000 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>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 640.000 €

For sale is a beautiful modern villa located in a small town not far from Poreč, which offers all the necessary facilities for a comfortable life. This elegant and contemporary villa, which exudes luxury and comfort, is located on a plot of land of 800 m<sup>2</sup>. With its 145 m<sup>2</sup> of carefully designed interior, this villa offers a perfect combination of modern design and functionality.

The villa is spread over two floors:

On the ground floor there is a spacious open living room connected to the kitchen and dining room, a guest toilet and a storage room. The dining room opens onto a covered terrace, perfect for relaxing outdoors. Upstairs there are three bedrooms, each with its own bathroom, and two rooms have access to a common covered terrace with a wonderful view. In the courtyard of the villa there is a 40 m<sup>2</sup> swimming pool with a spacious sunbathing area, surrounded by a landscaped green belt that ensures privacy and peace. There is also a paved parking lot with enough space for two cars.

The villa is equipped with a modern heating and cooling system - underfloor heating and air conditioning will provide you with maximum comfort throughout the year.

Due to its exceptional location, proximity to all facilities and beautiful surroundings, this property is perfect for family life or as an investment in



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tourism and tourist rental.

For more information and to arrange a viewing, contact us today!