PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01602
Location :	Poreč
Building size :	242 m2
Lot size :	617 m2
Distance from center :	1000 m
Distance from sea :	5000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	5
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price :	1.000.000 €

Modern villa with sea view, 10 km from Poreč – new construction on a "turnkey" basis

Just ten kilometers from Poreč and five kilometers from the sea, a villa is being built that combines modern architecture and elements of Istrian architecture. It is located in a peaceful environment characterized by new villas and landscaped gardens, providing privacy, open sea views and a pleasant atmosphere for year-round living or vacation.

The villa with a net area of

242 m² is located on a plot of 617 m², and was designed with an emphasis on a functional layout, airy rooms and a quality connection between indoor and outdoor spaces. The central part of the ground floor is an open living area that combines the living room, kitchen and dining room. Large glass walls lead to a covered terrace, summer kitchen, sundeck and swimming pool with a sea view, creating a space adapted to everyday life and outdoor living.

The ground floor also includes an entrance hall, guest toilet, technical room with laundry, garage and a bedroom with its own bathroom, which allows for a pleasant stay for guests or a simpler life without the need to use the first

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floor.

On the first floor there are three spacious bedrooms, each with its own bathroom. Two rooms have access to a covered terrace and sundeck with a total area of

40.42 m², from which there is a view of the sea and the surrounding landscape.

Quality materials and modern technical solutions were used during construction. Underfloor heating via a heat pump, air conditioning in all rooms and energy class A are planned, which ensures a high level of comfort and energy efficiency throughout the year.

The property is being sold on a turnkey basis, and completion of the works is planned by the end of the year. Thanks to its quiet location, sea view, quality of construction and well-designed project, this villa is an excellent choice for family life, a holiday home or an investment in tourist rental.

For more information about the project, floor plans, equipment and construction schedule, and to arrange a site visit, please contact us.

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