PARENTIUM NEKRETNINE
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Code :	01633
Location :	Poreč
Building size :	243 m2
Lot size :	1080 m2
Distance from center :	4000 m
Distance from sea :	12000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price :	790.000 €

Poreč, surraondings
For sale – Modern villa located in the quiet village, just 10 minutes drive from the sea and the city center of Poreč, currently in the final phase of construction.
The villa is being built on a spacious plot of 1,080 m2, surrounded by a forest on one side, and on the other side by neighboring houses that are successfully rented during the summer season. The location is ideal for anyone who wants peace, privacy, but also quick connections to city amenities. It is this combination that makes this villa particularly interesting.

The total living area of

242 m2 elegantly extends over two floors: ground floor + first floor
The ground floor offers an entrance hall, guest toilet and bedroom with bathroom on one side, while on the other side the view remains focused on the open space full of sunlight that reaches through several large glass walls, and which houses the kitchen and dining room and the living room that offers the possibility of installing a fireplace in the space.
An internal staircase leads to the first floor where there are three spacious bedrooms, each with its own bathroom and access to a balcony offering a view of the surroundings.
Technical description and equipment:
Roof and mezzanine structure: reinforced concrete slab (18 cm)
Facade: ETICS system with thermal insulation (8 cm)
ALU exterior joinery with electric shutters and built-in mosquito nets
Internal doors: natural wood veneer with a glaze coating
Flooring: on the ground floor, the floors will be decorated with ceramics from the "Pietre di Sardegna" collection, which is characterized by authenticity

and elegance, giving each space a new level of luxury, while parquet floors are planned in the bedrooms.
Heating: heat pump,
Cooling: air conditioners
Automatic entrance gate
Garden: automatic irrigation, lawn and Mediterranean plants
Exterior lighting, alarm system and video surveillance

Additional advantage – the Villa can also be purchased in this final phase of construction, which is an ideal opportunity for the future owner to:

* Personalize the interior design to your own taste – choosing finishing materials such as flooring, ceramics, sanitary ware, lighting or wall color

* Customize the layout and functional details – there is still flexibility in organizing the interior space and installations (e.g. additional sockets, lighting, smart systems)
* Create a home according to your own needs – whether you want a luxurious family home, an exclusive villa for rent or a combination of private and investment use
* Buying a property in the final phase is ideal for buyers who want to actively participate in the final decoration and create a space that will fully suit their lifestyle.

Basic characteristics of the villa:
Gross living area: 242.95 m2
Plot: 1,080 m2
Pool: 36.30 m2
Summer kitchen: 23.88 m2
Outdoor storage: 4.91 m2
Parking spaces: 3

Take advantage of the opportunity and become the owner of a modern villa near Poreč - a dream home for those who love something special.

For more information and a viewing, please contact us.

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