

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	00659
Location :	Poreč
Building size :	410 m ²
Lot size :	2000 m ²
Distance from center :	9000 m
Distance from sea :	9000 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 1.435.000 €

Poreč, surroundings

in a quiet place, a villa with a swimming pool under construction for sale.
The total area of

the villa is 320m².

This beautiful villa consists of ground floor, first floor and attic.

On the ground floor of the house there is an entrance hall, wardrobe, technical room, guest toilet, kitchen, dining room, living room with access to the terrace, bedroom with its own bathroom, total area 154m².

On the first floor, there are three spacious bedrooms, each with its own bathroom, two of which have access to a 20m² terrace. The bedrooms are 26m², 18m² and 24m² in size.

In the attic, with an area of

96m², there is another bedroom with a bathroom, a TV room and an exit to the roof terrace with a jacuzzi and an open view of the sea.

All rooms are air-conditioned, the heating will be underfloor heating via a heat pump.

The size of the pool is 15.5 x 5 m, next to which there is a spacious sunbathing area and an outdoor kitchen.

Apart from the house there is an auxiliary building of 70m² where a sauna and a summer kitchen are planned, fully equipped with a large table for 12 people.



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The villa will be fully equipped with Italian furniture.

The villa is located on a plot of 2000m², decorated with Mediterranean plants, complete irrigation, and parking for 6 cars.

The planned completion of construction is 06/2025