



Code :	00703
Location :	Poreč
Building size :	168 m2
Lot size :	592 m2
Distance from center :	6000 m
Distance from sea :	6000 m
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Fan coil heating :	Yes
Year of construction :	2021
Energy efficiency :	A+

Price : 830.000 €

Istria, Porec area,

For sale is this beautiful modern villa located near the city of Porec. This newly built villa with its 204 m2 usable area is located on a plot of 592 m2.

The ground floor has a spacious open space living room, kitchen with dining area, bedroom with bathroom, guest toilet with storage, and storage room which is also a technical room.

On the first floor there are three bedrooms with private bathrooms and access to a spacious shared terrace with a view.

Heating is provided by an electrically powered heat pump via underfloor heating, while cooling of the house is provided by a fan coil unit.

2024 a 10.2Kw solar power plant was installed, with the possibility of increasing the power of the power plant to 15Kw.

In the yard of the house there is a swimming pool with a hot tub, a covered terrace and enough green space to enjoy the beautiful sunny days.

Quiet location and proximity to the city of Porec make this property a real opportunity to buy.