



<b>Code :</b>	02069
<b>Location :</b>	Poreč
<b>Building size :</b>	410 m <sup>2</sup>
<b>Lot size :</b>	1400 m <sup>2</sup>
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	5
<b>Number of toilets :</b>	2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	9000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes

**Old price :** 1.435.000 €

**New price :** 1.275.000 €

Exclusive villa with pool under construction for sale. The total area of

the villa is 320m<sup>2</sup> and consists of ground floor, first floor and attic.

On the ground floor of the villa there is an entrance hall, dressing room, technical room, toilet, kitchen, dining room, living room with exit to the terrace, bedroom with en suite bathroom and sauna area.

On the first floor there are three bedrooms, each with en suite bathroom, of which two rooms have access to a terrace of 20m<sup>2</sup>. The bedrooms are 26 m<sup>2</sup>, 18 m<sup>2</sup> and 24 m<sup>2</sup>.

In the attic of 96m<sup>2</sup> there is another bedroom with en suite bathroom, TV room and access to the roof terrace with jacuzzi and open sea view.

All rooms are air conditioned and heating will be underfloor via heat pump.

On a plot of 1,400 m<sup>2</sup> there is also a heated swimming pool with a total area of

55 m<sup>2</sup> (11x5 m), next to which there is a sun deck and an outdoor kitchen. Next to the house there is an auxiliary building of 80m<sup>2</sup> where there is a play room, a tavern with a fireplace and an auxiliary space. The garden is decorated with Mediterranean plants and has 6 parking spaces.



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