



<b>Code :</b>	02321
<b>Location :</b>	Poreč
<b>Building size :</b>	200 m2
<b>Lot size :</b>	873 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	12000 m
<b>Distance from sea :</b>	12000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes

**Price :** 1.125.000 €

For sale, a luxury designer villa with a view of the sea with a net area of 200 m2, 12 km from Poreč and the sea.

The ground floor of the villa consists of an open space living room with a kitchen and dining room, a toilet, a storage room and appliances. The first floor of the villa consists of four bedrooms, two of which have en suite bathrooms, and two with a shared bathroom. On the first floor there is also a relaxation room, two terraces and a wellness area with a jacuzzi and a sauna. The entire villa is planned with underfloor heating connected to an external heat pump.

A heated pool of 56 m2 and a parking space are planned on the 873 m2 garden.

Price €1,125,000 including VAT.

Dear clients, viewing the property is only possible with a signed record of the viewing of the property, which is the basis for further actions related to the purchase and sale, as well as for the payment of the commission, all in accordance with the Act on mediation in real estate transactions.

"Istria Futura" agency, as an authorized Real Estate Broker, charges the buyer an intermediary fee of 3% + VAT of the agreed p...