

ISTRIA FUTURA

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Code :	02755
Location :	Poreč
Building size :	175 m2
Lot size :	934 m2
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	2
Distance from center :	9000 m
Distance from sea :	9000 m
Energy efficiency :	Not specified
Year of construction :	2026
Parking :	Yes

Price : 1.300.000 €

For sale is a beautiful, modern, low-energy single-storey villa of 175 m2, located on a fenced and landscaped plot of land with a total area of

934 m2, 9 km from the center of Poreč and the sea and only 2 km from the entrance to the Istrian Y (motorway) and all necessary amenities such as shops, schools, etc.

This beautiful villa consists of a covered entrance hall, storage room and toilet, a spacious living room with kitchen and dining area, next to which there is a covered terrace that also serves as a summer kitchen with an outdoor toilet. On the other side there is a master bedroom with en suite bathroom, two bedrooms that share a bathroom and a laundry room.

In the courtyard on the side of the access from the public road, there are 2 outdoor parking spaces, while on the other side, surrounded by nature, next to the summer kitchen there is a swimming pool of 50 m2, surrounded by a sunbathing area and Mediterranean vegetation.

The villa is equipped with three-layer external carpentry, underfloor heating and cooling via air conditioners that will be installed in the living room and each bedroom,...