

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2402
Location :	Poreč
Building size :	306 m2
Lot size :	772 m2
Distance from center :	500 m
Distance from sea :	2.5 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	5
Sea View :	Yes
Parking :	Yes
Attractive location :	Yes
Wellness :	Yes
Sauna :	Yes
Roof terrace :	Yes
Furnished :	Yes
Internet :	Yes
Arranged environment :	Yes
Jacuzzi :	Yes
Terrace :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Video surveillance :	Yes
Alarm :	Yes
Video surveillance :	Yes
Condition :	Under construction
Energy efficiency :	A
Year of construction :	2023
Conducted water :	Yes
Conducted current :	Yes
Asphalted :	Yes

Price : 1.312.500 €

Beautiful modern villa for sale with a sea view near Poreč

A beautiful modern villa for sale with a pool and a sea view in the vicinity of Poreč. The villa is located in a tourist town not far from Poreč with all amenities. The net usable area of

the villa is 306 m2, while the land area is 772 m2. It extends over three floors. The ground floor of the villa consists of a large open space where there is a living room with a fireplace, a dining room

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and a kitchen. Also on the ground floor there is a toilet, a laundry room, a study and a wellness area with a sauna. The living room has direct access to a covered terrace of 29.25 m², a swimming pool with a sunbathing area and a fenced plot.

On the first floor there are 4 bedrooms, each with its own bathroom. Three bedrooms have access to a large terrace with a panoramic view of the sea and nature.

On the roof terrace, which is reached by internal stairs, there is a summer kitchen and a jacuzzi.

Heating is provided by an electrically powered heat pump through underfloor heating. A fireplace in the living room can serve as an additional source of heating living room, while cooling is provided by air conditioners (all rooms). The carpentry is aluminum with three-layer glass, while the facade is energy-efficient, which ensures low heating and cooling costs. The villa is built with top-quality materials - 25 cm porotherm bricks, ceramics and first-class parquet floors, as well as sanitary facilities.

The villa has a swimming pool of 32 m² and has two parking spaces. The first phase of video surveillance and alarm system was implemented in the villa.

The planned completion of construction is the summer of 2023.