



Code :	ISH2457
Location :	Poreč
Building size :	134 m ²
Lot size :	1103 m ²
Distance from sea :	10000 m
Number of rooms :	3
Year of built :	2025
Heating :	heat pump
Energy efficiency :	processing

Price :	790.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Modern, detached ground-floor villa with pool – new construction 2025

ISTRIA

Modern, detached ground-floor villa with pool – new construction 2025

For sale is a modern, detached holiday villa in a quiet location in the charming village. The property is ideal for tourist rentals or comfortable private living.

BASIC INFORMATION

Living area of

the house: 134.70 m²

Summer kitchen: 31.82 m²

Covered parking: 27.69 m²

Pool area: 55 m² (11 m x 5 m)

Plot size: 1,103 m²

Year built: 2025

Energy class: A+

LAYOUT

3 bedrooms, each with en-suite bathroom

Bright, open-plan living area with kitchen and dining room

Direct access to the spacious terrace overlooking the pool

Well-maintained grounds with summer kitchen and barbecue

Covered parking

FEATURES

Heat pump

Underfloor heating

Fan coil system (heating/cooling)

Preparation for pool heating

Preparation for electric vehicle charging station

OTHER FEATURES

Quiet location surrounded by nature

High-quality and modern construction

Ideal as an investment or private residence Holiday home

Price: €790,000.00

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