











Code :	ISH2457
Location :	Poreč
Building size :	134 m2
Lot size :	1103 m2
Distance from sea :	10000 m
Number of rooms :	3
Year of built :	2025
Heating :	heat pump
Energy efficiency :	processing

Price :	790.000 €

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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