

**BEATUM d.o.o.**

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<b>Code :</b>	03091
<b>Location :</b>	Poreč
<b>Building size :</b>	270 m2
<b>Lot size :</b>	867 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Pantry :</b>	Yes
<b>Furniture :</b>	Yes
<b>Electricity :</b>	Yes
<b>Connected to the city water supply :</b>	Yes
<b>Heating :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Balcony :</b>	Yes
<b>Terrace :</b>	Yes
<b>Garden :</b>	Yes

**Price :** 1.250.000 €

#### Project info

The place Kukci near Poreč, the last street of the village, a plot with a view of the sea.

The house is located in a complex of villas with a total area of 3730 m2. It consists of 4 free-standing, fully furnished and equipped buildings with a view of the open sea (as the crow flies, about 2 kilometers).

Villa Parenzo Two - , plot 867 m2 - green area 338 m2

Gross square footage of the house: 270 m2

(only closed surfaces count)

Net area of the interior residential part: 204 m2

(closed part)

Net area of covered and uncovered part: 310 m2

(sunbed, canopy, balconies, paths, fire-pit, roof terrace and external staircase)

Parking: the house has 3 parking spaces

(area of 40 m2)

Swimming pool - 36 m2 of water surface

Energy class: A (20 kWh/m2 per year)

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Floor plan: P+1 (ground floor + first floor), built with classic construction.

New construction. Sea View.

(During construction, the building will be connected to the complete public infrastructure, electricity, water and drainage.)

The house has a building permit. Completion of the construction and obtaining the use permit is planned by the end of January 2024.

The ground floor consists of an entrance hall, a staircase for access to the first floor and the roof terrace, a living room, a kitchen and a dining room, a bedroom with a separate bathroom, an additional toilet, a bathroom and a sauna, a technical room with a laundry room, a storage room and an external toilet, each of which has a separate entrance. .

On the first floor there is a staircase, a corridor, three bedrooms with separate bathrooms and an additional room (gym, playroom, etc.). Staircase for access to the roof terrace, where there i...