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Code :	03382
Location :	Poreč
Building size :	127 m2
Lot size :	620 m2
Distance from center :	100 m
Distance from sea :	20000 m
Number of floors :	0
Number of bedrooms :	3
Number of bathrooms :	3
Year of construction :	2027
Energy efficiency :	A
Parking lot :	Yes
Swimming pool :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Balcony :	Yes
Garden :	Yes

Price :	340.000 €

Absolute best-buy in Istria: New villa with pool near Poreč - 127.66 m² of living space on a plot of 620 m² (Turnkey)
Whether you are looking for a top-quality investment or your own oasis in Istria at the best possible conditions, this modern villa offers an opportunity not to be missed. It is located in a quiet village only 20 minutes' drive from the center of Poreč and the sea, with an open and soothing view of the greenery.
The property is in a high roh-bau phase of construction (structure, roof and partition walls are completed), which is visible in the actual photos from the construction site. It is sold completely finished, according to the "turnkey" system (without furniture), following the high standards of construction and aesthetics shown on the 3D visualizations.
Spacious land and privacy (620 m²):
The villa is located on a plot of 620 m², which provides the perfect balance of comfort and privacy. The yard was designed as a private oasis with its own swimming pool and a spacious sunbathing area, ideal for relaxing in the complete peace of the Istrian countryside.
Perfect layout and exact square footage (Total 127.66 m² of net living space):
1. Ground floor (73.73 m²):
• Living room: 23.32 m² with large glass walls and direct access to the pool
• Kitchen with dining room: 14.10 m² ("open-space" concept)
• Bedroom 1: 14.31 m²
• Bathroom: 4.80 m²
• Additional facilities: guest toilet (3.11 m²), practical pantry (2.30 m²),

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storage room (3.85 m²) and covered terrace.
2nd floor (53.93 m²):
• Bedroom 2 (Master): 17.00 m² with en-suite bathroom (4.82 m²)
• Bedroom 3: 16.41 m² with en-suite bathroom (5.03 m²)
• Corrido...