

**General information:**

Category	: Villas
Type	: For sale
Rooms	: 5
Bathrooms	: 5
Bedrooms	: 4
Square meters	: 341
Land lot	: 820 sqmt

**Description:**

Modern villa with pool and sea view near Porec. The area of the villa is 341 m<sup>2</sup> + 150 m<sup>2</sup> of outdoor terraces. The ground floor consists of a kitchen, dining room, living room, bedroom with bathroom, toilet and pantry. On the first floor there are three bedrooms with en-suite bathrooms. The basement consists of a garage with two parking spaces, an e-charger for e-vehicles, wine cellar, laundry room, sauna, bathroom with a shower, toilet, gym and boiler room. On the outdoor terraces there is a jacuzzi and a pool. On the ground floor as well as first floor the villa has floor heating as well as convector valves in all rooms, which are connected to the heat pump. The garden has an irrigation system. The pool also has the option to be heated by a heat pump. The whole villa is tiled except for the bedrooms, where there is parquet. There is wi-fi control for heating the villa.

**Additional information**

Sea distance:	8000
Beach distance:	8000
Centre distance:	12000
Built year:	2020

**Details:**

1/ Swimming Pool	2/ Attractive	3/ Floor heating
4/ Terrace	5/ Sea view	6/ Storage room
7/ Furnished	8/ Garden	9/ Garage
10/ Sauna	11/ Sprinkler system	12/ New building
13/ Surroundings	14/ Detached house	15/ Sewer
16/ Parking space	17/ Cellar	18/ Jacuzzi
19/ Heat pump	20/ Safe	21/ Furnace room

**Contacts:**

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