

Location :	Poreč
Code :	00667
Building size :	204 m2
Lot size :	328 m2
Distance from center :	6000 m
Distance from sea :	3000 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Floor :	n/a
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	5
Year of construction :	2023
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	
Price :	on request €

The complex of villas is located on an area of 3730 m2. It consists of 4 detached, fully furnished and equipped buildings with a view of the open sea.

Gross square footage of each house: 270 m2

(only closed surfaces count)

Net interior residential area: 204 m2

(closed part)

Net, open covered and uncovered: 310 m2

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

Parking: 3 parking spaces (40 m2), each house.

Swimming pool : 36 m2 of water surface

Villa Parenzo one - plot 864 m2 - green area 328 m2

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

Floor plan: P+1, (ground floor + first floor)

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 outdoor toilet that each has separate entrance.

On the first floor there is a staircase, a corridor, three bedrooms with separate bathrooms and a gym. There is also access to the roof terrace, where there is an outdoor bar, a sunbathing area and a hydro-massage tub.

The environment includes an outdoor heated pool, a sunbathing area, a covered terrace for dining, a canopy with a summer kitchen and an uncovered terrace directly next to the pool. There is a fire pit in the lower part of the yard. In the courtyard there is also a designer outdoor shower with hot water and a floor siphon.

The leased power of electricity is 18.86 kw - three-phase, for each house.

Exterior carpentry:

Large format aluminum locksmith. Aluminum profile - ALIPLAST.

Glass SUNGUARD SN 70/35 HT 6 mm Tempered (70% Light Transmittance 35% Solar Factor

1.0 W/m<sup>2</sup>K U-value) + 16mm Al black, PU, Argon + FLOAT CLEAR, 6 mm hardened.

Profiles with broken thermal bridge, plasticized (RAL 7016).

All doors, windows and fixed positions are made in the ALIPLAST SUPERIAL 800 and SUPERIAL system (frame depth 75mm, sash depth 75mm). The sliding positions are made in the ULTRAGLIDE system (frame depth 154 mm).

The heat transfer coefficient for all positions is less than 1.3 W/(m<sup>2</sup>\*K).

Wall insulation: Ground floor combination of styrodur XPS 8 cm + stone cladding 5 cm and styrofoam EPS 10 cm, where there is no stone. Floors styrofoam EPS 16 cm - white facade, and styrofoam 10 cm on anthracite parts.

Hand-hewn Kanfanar stone, 5 cm thick.

Heating:

Vailant, external air-water heat pump powered by electricity - 10.3 kw heating system and energy class A

hot water preparation, with an additional machine room in the house and a 300-liter boiler and circulation. Underfloor heating in all rooms with separate room/bathroom regulators. Possible remote control via Wi-Fi network.

Cooling/reheating:

A Samsung Multi Split system with two outdoor units and 6 indoor units was installed. Equipped with the ability to cool and heat the space up to -30C outside temperature.

Additionally, the devices have Wind-free™ technology for pleasant airflow. Possible remote control via Wi-Fi network.

Equipment:

- Premium Duravit sanitary equipment, Grohe faucets, Geberit and Tece drainage systems, Grohe cisterns, Walk-in shower.
- Top quality ceramics from the most famous Italian manufacturers (Graniti Fiandre, Panaria, Keope, Love). In the bathrooms, large-format ceramics, placed up to the ceiling.
- Built-in system for softening water from the water supply network.
- Built-in high-end Ajax alarm system with motion sensor, water leak detector and fire detector. Version in black.
- DVC Video-surveillance with 2 TB HDD recorder and 4 external IP cameras with 5 Mpx.
- Lighting from the Austrian manufacturer Eglo.
- Internal switches, buttons and sockets of the Italian brand Bticino from the Legrand group.
- Built-in complete antenna and satellite system for each room.
- Built-in additional Wi-Fi signal boosters in the house and on

the outdoor terrace.

- Internal doors of the well-known Italian manufacturer Braga with hidden hinges and magnetic locks, 44 mm wide, Bianco Matrix design with black Prisma handles.
- Video intercom with control of opening the front door and electronic control. the gate.
- Wallbox charger for charging Mercedes-Benz electric cars up to 22 kW
- Bio-fireplace in the living room
- External channels and drains on terraces and balconies of the top German manufacturer Aco
- Glass railing on the balcony and roof terrace

Kitchen and furniture

- Dan Kuchen kitchen, model Silbermond in anthracite version - kitchen and island, with Sapienstone - Fior di Bosco ceramic worktop 12 mm thick.
- The kitchen is equipped with all necessary built-in Bosch appliances (oven, microwave, hob, dishwasher and combined refrigerator).
- A Candy brand wine refrigerator is also installed in the island.
- Franke sink, Grohe faucet, Faber hood with ventilation channel.
- Washing machine and Tumble dryer Bosch, Series 6, both with a larger capacity of 9 kg, located in a specially designed closet in the technical room.
- Smart TV in all rooms, the size in the living room is 75" QLED 4K, and all other rooms have TV dimensions 55" UHD LED 4K.
- The bedrooms are equipped with double beds with premium mattresses from the Hespo Luxury Plus line, built-in wardrobes, a desk with a Kave Home armchair, and night lamps.
- Pierre Cardin carpets have been installed in all rooms, and part of the walls are covered with Lamelio Milo slats in walnut color and wall wallpapers from the German brand Hohenberger.
- The living room is equipped with high-quality Italian furniture

from the brands Tomasella, Sedit-Italia, Veneta Cucine, and the sofa is from the Natuzzi brand.

## Sauna

- Custom-made Finnish sauna, lined with Kyte Termo Spruce and Led lighting
- Professional sauna heater EOS THERMAT BLACK 7.5kW
- External control electronics HARVIA XENIO CX110

Courtyard part of the villa:

Terrace in front of the living room

- Rattan sitting comfortable sofa set, model Ando.
- Rattan dining table Nora and 8 comfortable chairs from the Anabela series.

Canopy by the pool

- Kingstone built-in gas grill with 4 14 kw burners in the outdoor bar.
- Additional Ariston wi-fi boiler for preparing hot water for the outdoor shower.
- Beverage cooler built into the outdoor bar.
- Franke sink and Laminam ceramic worktop.
- Additional lighting and 3 bar stools.

## Sunbed

- Sunbathing area equipped with sunbeds.
- Korta Marbella outdoor shower made of Kanfanar stone.

## Swimming pool

- Skimmer pool lined with Duraston, decorative cooler - dark blue version.
- Swimming pool heating via a heat pump.

## Fire pit

- The seating area is additionally illuminated by indirect LED lighting.
- Outdoor fireplace with firebox and grill module.

## Roof terrace

- Wellis hydro-massage bathtub, with cover. Model for 5 people and 42 nozzles, with initial chemistry set and maintenance equipment.
- Outdoor bar equipped with Franke sink and Laminam ceramic worktop.

- Additional led lighting and bar stools.
- Comfortable outdoor seating.

Mini power plant

- Solar power plant with a power of 3.6 kw\* (subsequent installation)

Fully arranged garden horticulture with irrigation system and decorative lighting.

Remark:

\*The fitness room is not equipped with fitness equipment