



Code :	01017
Location :	Poreč
House Type :	Detached house
Building size :	305 m ²
Lot size :	772 m ²
Distance from center :	1000 m
Distance from sea :	2500 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	2
Year of construction :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.384.414 €

In a small tourist town near Porec, this beautiful luxury villa of contemporary architecture with a view of the sea and lush greenery is for sale.

The villa is only 2.5 km from the sea and will have a swimming pool, wellness, sauna, and jacuzzi.

The ground floor of the villa consists of a large living room with fireplace, dining room and kitchen, all in an open-space style, measuring 55.65 m². On the continuation of the ground floor, there is a guest toilet, a laundry room, a technical room and a wellness area with a sauna.

The living room has direct access to a covered terrace of 29.25 m², a



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

swimming pool with a sunbathing area, and a fenced plot.

On the first floor of the villa, there are four bedrooms, each with a private bathroom, and three bedrooms have access to a large terrace with a beautiful sea view.

An internal staircase leads to the roof terrace, with a jacuzzi and an outdoor kitchen.

Underfloor heating is throughout the villa, air conditioners are in all rooms, and aluminum joinery in anthracite color with three-layer glass and walls 35 cm thick (brick 25 cm + thermal insulation 10 cm) guarantee good insulation and a comfortable temperature.

The villa has the first phase of the video surveillance and alarm system.

The surrounding area has restaurants, a school and a kindergarten, a post office, a shop, a tennis court, and hiking trails.