



Code :	01030
Location :	Poreč
House Type :	Detached house
Building size :	403 m ²
Lot size :	1450 m ²
Distance from center :	1500 m
Distance from sea :	6500 m
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 2
Number of parking lots :	3
Year of construction :	2022
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
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Building permit :	Yes

Price : 1.500.000 €

An opulent, contemporary villa, featuring a swimming pool, is currently for sale in a tranquil location near Poreč. The villa occupies a generous plot of land, measuring 1450 m², and extends over three floors, encompassing 403 m² of living space.

The modern design of the villa stands out with an emphasis on maximum functionality, with a fully equipped kitchen, dining room and living room with large glass walls with access to the terrace.

In the continuation of the ground floor, there is a bedroom, with a luxurious private bathroom, an additional toilet for guests and a storage room.

The upper-level houses three additional spacious bedrooms, each featuring a private bathroom and exit onto the terrace, affording breathtaking views



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of the sea and surrounding natural scenery.

The basement level is equipped with a large space that can serve as a sauna, jacuzzi, or an additional shower, and can be converted into a cinema or game room if desired. The entire villa has underfloor heating on a heat pump.

The villa's fully fenced yard boasts a 50 m2 heated swimming pool, a sun deck, a summer kitchen with a fireplace, and an outdoor dining area, providing an ideal setting for relaxation and entertainment.