



Code :	01112
Location :	Poreč
House Type :	Detached house
Building size :	286 m ²
Lot size :	2655 m ²
Distance from center :	800 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 1
Number of parking lots :	3
Year of construction :	2016
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 930.000 €

This stunning modern-rustic villa offers a perfect blend of contemporary design and rustic charm and has two separate living units that provide ample space for relaxation and privacy.

The first living unit spans two floors, offering a seamless blend of comfort and style. As you step into the ground floor, you are greeted by a spacious and inviting living room adorned with plush furnishings, perfect for unwinding with your loved ones. The adjacent dining area is perfect for hosting lavish dinner parties, and the modern, fully-equipped kitchen is a haven for culinary enthusiasts.

One of the bedrooms with an en-suite bathroom is conveniently located on the ground floor, offering easy accessibility. Additionally, there is a small toilet for guests and a utility room with washing machines and boilers.



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

The second floor of the first unit boasts three spacious bedrooms, each featuring its en-suite bathroom for the ultimate comfort and privacy. One of the bedrooms on the first floor boasts a charming gallery, adding a unique and artistic touch to the living space. The bedrooms are elegantly designed, with tasteful furnishings and large windows that allow natural light to flood the rooms, creating a serene ambiance. Two of the bedrooms in the villa offer the added luxury of spacious terraces that boast stunning sea views. There is also a storage room with large wardrobes for storing various items, equipment, or supplies.

The second unit of the villa is a spacious apartment that offers a perfect blend of functionality and style. Featuring its own kitchen and living room, it provides a cozy space for relaxation. The bedroom is designed to offer the utmost comfort and serenity, while the bathroom boasts modern fixtures. Both living rooms in the two separate living units are graced with cozy fireplaces, creating a warm and inviting atmosphere for you and your guests to gather around during cooler evenings. The crackling fire, combined with the elegant interior design, adds a touch of sophistication and charm to the living spaces, making them perfect for relaxation and entertainment. One of the highlights of this magnificent villa is its outdoor oasis, featuring a large swimming pool (12 x 4 m), and a luxurious jacuzzi for 5 persons with cryotherapy and aromatherapy. The poolside area is beautifully landscaped with lush greenery and comfortable seating, creating a perfect setting for outdoor gatherings, parties, or simply basking in the sun. Next to the pool, there is also a small bar, perfect for preparing summer cocktails.

The windows and balcony doors are made of durable aluminum frames and feature triple-glazed windows, providing excellent insulation and energy efficiency. The addition of mosquito nets helps keep the interior insect-free, allowing you to enjoy the fresh air without any nuisance.

The internal doors are custom-made by a renowned Italian company, adding a touch of elegance and craftsmanship to the interiors of the villa.

The entire house is equipped with underfloor heating powered by a heat pump, providing efficient and comfortable heating throughout the year. Each room has its thermostat, allowing individual temperature control. The ability to control the heating remotely via Wi-Fi adds convenience and energy-saving options.

The water heating system is also eco-friendly, utilizing a heat pump for efficient operation. In the summer, solar panels provide additional hot water, further reducing energy consumption and environmental impact.

The sanitary facilities feature Catalano fixtures, known for their durability, functionality, and contemporary design, adding a touch of sophistication to the bathrooms.

The villa also has a water softener filter in the storeroom, ensuring clean and soft water for domestic use. Additionally, the irrigation system installed in the entire garden, along with a 40 m³ cistern collecting rainwater for lawn irrigation, helps to conserve water and maintain a lush and green landscape.

The villa is surrounded by an olive grove and orchard, filled with lush greenery and fragrant fruit trees. The agricultural water supply ensures that



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

the grove and orchard are well-maintained, offering a picturesque and serene environment to explore and enjoy the beauty of nature. This villa offers a harmonious blend of elegance, comfort, and style. Its two separate living units provide ample space for multi-generational families, guests, or simply for those who desire the finest in luxury living. The exquisite design and luxurious amenities, make this villa an exceptional retreat for those seeking an opulent lifestyle.