



Code :	01224
Location :	Poreč
House Type :	Detached house
Building size :	269 m ²
Lot size :	1002 m ²
Distance from center :	8000 m
Distance from sea :	20000 m
Number of floors :	2
Number of rooms :	9
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	3
Year of construction :	2024
Energy efficiency :	Not specified
Garage :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.300.000 €

For sale is an under-construction luxury villa in a tranquil Istrian village, surrounded by nature and vineyards. The villa is scheduled for completion and occupancy by the end of 2024.

The villa has a total area of 269.16 square meters and is divided into two levels: the ground floor and the first floor.

The villa's ground floor showcases a spacious corridor that leads to an open space containing a bright living room, a modern kitchen, and a comfortable dining area. This floor also features a toilet, a storage room, a separate laundry room, and a bedroom with an attached bathroom, providing the utmost privacy and convenience to the owner. The villa's exterior can be accessed through the engine room and a garage that can accommodate two cars.

A beautiful staircase leads to the first floor, where you can find three



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luxurious bedrooms, each with its own lavish attached bathroom and terrace.

From the living room, a large glass wall offers a beautiful view of the garden, which includes a heated swimming pool, a covered outdoor kitchen with underfloor heating, a dining area that can be enclosed, a jacuzzi, and a sundeck surrounding the pool.

The villa is equipped with underfloor heating throughout, provided by a Mitsubishi heat pump, and seven air conditioners installed in the ceiling. The villa's external carpentry is made of PVC and has a three-layer glass filled with argon, mosquito nets, and electric blinds. Additionally, the villa has a smart home system that controls the lighting, heating and cooling, blinds, garage doors, patio doors, air conditioning, and pool engine room.

The system also allows the owner to monitor the villa's condition, such as water temperature, room temperature, pool pump, blinds, windows, and more.

The bedrooms will have parquet floors suitable for underfloor heating, while high-quality ceramics will be installed in the rest of the villa. The buyer can choose the ceramics at this stage, ensuring that the villa is customized to their taste. The villa also has a video surveillance system and an alarm system to ensure safety and security, leaving no room for compromise.

This villa is a perfect blend of luxury, comfort, and convenience, making it an ideal investment opportunity for those looking for a peaceful and tranquil retreat away from the hustle and bustle of city life.