



Code :	01249
Location :	Poreč
House Type :	Detached house
Building size :	683 m ²
Lot size :	1753 m ²
Distance from center :	2000 m
Distance from sea :	1000 m
Number of floors :	2
Number of rooms :	9
Number of bedrooms :	6
Number of bathrooms / WC :	12 / 0
Number of parking lots :	8
Year of last adaptation :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.990.000 € + PDV

For sale is a newly renovated villa with a total area of 683 square meters, situated just 1 kilometer away from the stunning beaches of Poreč. This villa is divided into three separate apartments spread across two floors. Each apartment features a ground floor with one bedroom and a bathroom, a kitchen with a dining area, and a living room with a spacious terrace of 35 square meters. The terrace is equipped with garden furniture for relaxation and a summer kitchen.

In addition, every apartment has its internal staircase that takes you to the first floor where you can find two more generously sized bedrooms, each with a bathroom and private terrace that provides stunning views of the sea. The villa also features a spacious heated swimming pool measuring 40 square meters in front of the house.

All three apartments are elegantly decorated and furnished with high-quality

**POREČ IMMOBILIEN****Bože Milanovića 22, 52440 Poreč****mail: info@porec-immobilien.hr****web: www.porec-immobilien.hr****info: +385 52 422 860**

Italian furniture and decorations. For heating, the villa utilizes under-floor heating through a heat pump, while cooling is provided by air conditioners located in every room. The spacious and well-maintained garden, which covers 1753 square meters, is filled with Mediterranean plants, cypresses, olive, and palm trees. The property also provides parking spaces for up to 8 cars.

This stunning villa is perfect for large families or as an investment for tourism rental purposes. It is located just 2 kilometers from the center of Poreč, where all the necessary facilities can be found.