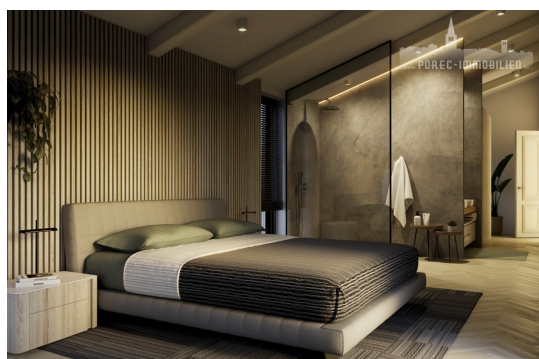
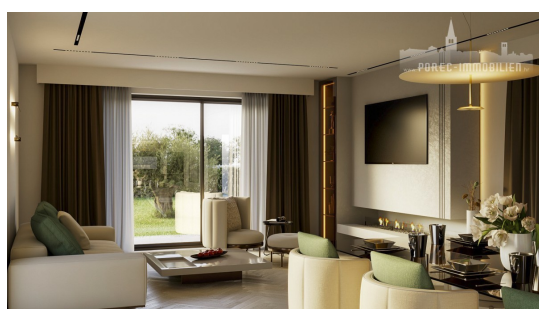




Code :	01334
Location :	Poreč
House Type :	Detached house
Building size :	324 m ²
Lot size :	1150 m ²
Distance from center :	3000 m
Distance from sea :	3000 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	3
Year of last adaptation :	2024
Energy efficiency :	Not specified
Garage :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.460.000 €

Just 3 kilometers from Porec's beautiful beaches and city center, this lovely and exclusive villa with a swimming pool and gym is for sale. This villa is currently in the finishing stages, featuring a contemporary interpretation of traditional Istrian architecture and a modern interior design.

The villa consists of a ground floor, an upper floor, and a rooftop terrace, with a net area of 324 m².

On the ground floor, there is an entrance hall with a social area featuring a large billiard table. From the spacious hall, you can access the night section



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on the right, which includes a bedroom with a bathroom, a storage room, a boiler room, a laundry room, and a guest toilet. On the left side of the ground floor, there is a large kitchen with a living room covering 62 m² and a covered terrace.

An internal staircase leads to the upper floor, where the central feature is a gym with a sauna. On the left and right sides, there are 3 bedrooms, each with its bathroom, as well as a balcony and a covered loggia.

External stairs lead to the rooftop terrace of 37 m², which will feature a hot tub and a social area.

In the spacious yard of 1200 m², there will be a garage, a swimming pool, and an outdoor kitchen for enjoying time with family and friends.

The house will be heated through underfloor heating via a heat pump, which will also be used for heating sanitary water. Air conditioning units will provide cooling, with one unit in each room. The exterior joinery will be aluminum. The first phase of solar panels will be installed on the roof. The plot includes a well with a water supply for watering the garden.

This house will be sold fully furnished with high-quality, handcrafted furniture. The price includes VAT. If the house is purchased by a legal entity (company), a VAT refund can be requested. If an individual purchases the home, no real estate transfer tax will be paid on the purchase price.