



<b>Code :</b>	01368
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	201 m <sup>2</sup>
<b>Lot size :</b>	1065 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	3
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Solar heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

Price : 1.050.000 €

For sale is a stunning modern villa with a pool. It is ideal for those seeking a perfect blend of luxury, functionality, and comfort in a peaceful location. The ground floor of this impressive villa offers everything needed for everyday living – a spacious living room filled with natural light, connected to a modern, fully equipped kitchen and dining area, perfect for family gatherings.

On the same floor is a bedroom with a private bathroom, ideal for guests or older family members, and a separate toilet, laundry room, and storage space.

Upstairs, you will find three spacious bedrooms, each with its en-suite bathroom. The bedrooms have access to a terrace, the perfect spot for relaxing with a morning coffee or enjoying the evening views. The villa has a heat pump and solar panels for water and underfloor heating.



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In the beautifully landscaped yard, there is an outdoor kitchen with a fireplace, a dedicated children's play area with slides, and a large swimming pool with a sunbathing area and lounge space.

The villa is being sold fully furnished and equipped, ready for immediate move-in. Every detail has been carefully designed to ensure the highest level of comfort and luxury.

Additionally, this villa has excellent booking potential during the tourist season.