



<b>Code :</b>	01387
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	437 m <sup>2</sup>
<b>Lot size :</b>	2008 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	13000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms / WC :</b>	6 / 1
<b>Number of parking lots :</b>	6
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	A+
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</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 :** 1.199.990 €

A magnificent villa, covering a net area of 437 m<sup>2</sup>, is for sale on a spacious plot equipped with high-quality amenities. The villa is thoughtfully designed with a ground floor and a first floor, ensuring maximum comfort and enjoyment in a luxurious environment.

**Ground Floor**

Upon entering, you are welcomed by an elegant entrance that leads to a generous open-plan area of 72.5 m<sup>2</sup>. This space features a modern kitchen, a dining room, and a living room with direct access to the outdoor area. Additionally, this level includes two spacious bedrooms, each with its bathroom, as well as a boiler/laundry room, a storage room, and a guest toilet.



## **POREČ IMMOBILIEN**

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### First Floor

The first floor comprises a hallway that connects to four spacious bedrooms, each equipped with a private bathroom. There is also a large sunbathing area, perfect for relaxation and enjoying the views.

### Exterior

The living room features large glass walls that open up to the outdoor area, which includes a 36 m<sup>2</sup> swimming pool, a sun deck, a covered outdoor kitchen with a dining area, and a bocce court.

### Additional Features

- Underfloor heating
- Video surveillance and alarm system
- The villa is sold fully furnished with carefully selected luxury furniture
- Parking space for 6 cars

This villa offers an exceptional blend of elegance, functionality, and top-tier comfort, making it an ideal investment for luxury tourism or a private paradise.