



Code :	01464
Location :	Poreč
House Type :	Detached house
Building size :	211 m ²
Lot size :	820 m ²
Distance from center :	1000 m
Distance from sea :	14000 m
Number of floors :	2
Number of rooms :	7
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 2
Number of parking lots :	3
Year of construction :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	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
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.100.000 €

Exceptional detached modern villa for sale, located in the peaceful interior of Istria. This elegant property offers a perfect blend of contemporary design and Mediterranean charm, ideal for a relaxing holiday or permanent residence.

The ground floor consists of a spacious entrance with a wardrobe, a guest toilet, and an open-concept living room, dining area, and a fully equipped kitchen. Large glass walls ensure an abundance of natural light and create a seamless connection with the outdoor area. On this level, there is also one



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bedroom with its own bathroom and a boiler room with both external and internal access.

An internal staircase leads to the first floor, where three more spacious bedrooms are located, each with its own bathroom. Two of these rooms have access to a terrace, which offers a view of the sea.

The garden has been carefully designed as a private oasis for relaxation. An impressive heated saltwater infinity pool and a spacious sun deck take center stage. The covered terrace is ideal for al fresco dining, and there is also a fully equipped summer kitchen for enjoying warm summer evenings.

An additional luxurious amenity is a separate, standalone garden house that contains a sauna, shower, and toilet.

The villa is equipped with air conditioning for heating and cooling, underfloor heating via a heat pump, an alarm system, and is sold fully furnished.

This property represents a rare opportunity on the market, providing a combination of luxury, the tranquility of the Istrian interior, and sea views.