



Code :	01520
Location :	Poreč
House Type :	Semi-detached house
Building size :	178 m ²
Lot size :	519 m ²
Distance from center :	1000 m
Distance from sea :	6000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 0
Number of parking lots :	2
Year of construction :	2023
Energy efficiency :	A
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 880.000 €

In the immediate vicinity of the town of Poreč, a beautiful and elegant semi-detached villa with a swimming pool is available for sale, offering a perfect blend of premium comfort, modern design, and exceptional functionality. This elegant villa consists of a ground floor and an upper floor, and it is sold fully equipped with high-quality Italian furniture, exactly as shown in the pictures. The villa has a net surface area of 178 m² and is built on a plot of 519 m².

Right at the entrance, there is a hallway leading to a practical and spacious walk-in wardrobe and a bathroom. A bedroom with its own built-in wardrobe is also located in this part of the house, providing additional privacy for guests or older family members. The central part of the ground floor is occupied by an impressive open-space area that accommodates a premium kitchen equipped with Bosch appliances and a built-in wine cooler, an elegant dining room, and a lavish living room. A wood-burning fireplace brings a special charm and cozy warmth to this space, heating it comfortably



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during the winter months. The living area leads directly out onto the terrace and into a carefully landscaped courtyard with a swimming pool.

An internal staircase leads to the upper floor of the villa, which is entirely dedicated to relaxation and privacy. Three bedrooms are located there, each featuring its own en-suite bathroom. Two of the rooms also have their own walk-in wardrobes and access to a terrace that offers a relaxing view of the surroundings. The floors in the bedrooms are lined with premium parquet that adds extra warmth, while the other rooms in the house are equipped with modern, very large-format ceramic tiles. The interior wooden doors and carpentry are custom-made and perfectly complement the high-quality PVC external joinery, which guarantees excellent insulation.

The heating and cooling of the villa are managed by state-of-the-art systems that ensure maximum energy efficiency and a pleasant stay throughout the year. Underfloor heating via a Mitsubishi heat pump is installed throughout the entire ground floor and in all bathrooms, while the rooms on the upper floor are heated and cooled through a sophisticated fancoil system. Additionally, electric towel rail radiators are installed in the bathrooms. On the outside of the house, there is a separate, highly practical room serving as a storage space, which neatly houses the boiler room, a laundry room equipped with a washing machine and a dryer, and the complete pool equipment system.

The outdoor area of the villa offers a true Mediterranean ambiance and space for enjoying the fresh air. The centerpiece of the yard is a 7x3.5 meter swimming pool lined with elegant ceramic mosaic, surrounded by a landscaped sunbathing area. The spacious terrace is equipped with a practical remote-controlled retractable awning, ideal for creating deep shade during warm summer days. The garden itself is richly planted with selected Mediterranean flora and features a built-in automatic irrigation system.

In addition to the beauty and luxury of the villa itself, its excellent micro-location is a major advantage. A shop, a school, a kindergarten, and a bus stop are located just a few hundred meters from the house, making this property exceptionally comfortable and practical for everyday family life, while also being a highly attractive investment for luxury tourist rentals in the Poreč area.