



Code :	01535
Location :	Poreč
House Type :	Detached house
Building size :	233 m ²
Lot size :	960 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	9
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 1
Number of parking lots :	4
Year of construction :	2024
Energy efficiency :	A+
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.390.000 €

For sale is a brand new luxury villa built in 2024, located in an excellent location close to the sea and the center of Poreč. It is sold fully furnished with custom-made furniture and is ready to move in or to continue a successful tourist rental business.

The villa features four spacious bedrooms, each with its own en-suite bathroom. Inside the house, there is also an additional guest toilet, while a separate laundry room and another bathroom are located in the courtyard. Access from the parking area is fully accessible and barrier-free for wheelchairs or strollers, and the entrance gate operates automatically via remote control.

Part of the facade is lined with natural stone, providing excellent insulation



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both in summer and winter. Only premium materials have been used throughout the interior: first-class oak parquet in the bedrooms and luxurious Novabell ceramics in the rest of the house and on the terraces. The house is highly energy-efficient, featuring 15 cm insulation and premium Schüco triple-glazed aluminum joinery with automatic shutters and mosquito nets on all windows. Heating is provided by an underfloor heating system powered by a heat pump throughout the entire house, alongside radiators in the bathrooms, while air conditioning units handle the cooling. There are also solar panels on the roof for hot water.

The courtyard is a true oasis for relaxation. In the center is a heated swimming pool with a winter cover, which utilizes healthier salt electrolysis technology instead of classic chlorine. Next to the pool, connections for a sauna and jacuzzi are already prepared. There is also a covered summer kitchen with a fireplace for gatherings, and the entire plot and hedge feature an automatic irrigation system.

The villa is equipped with an alarm system and video surveillance. This property is a perfect opportunity for those seeking ready-made luxury, maximum comfort, and a secure investment.