POREČ IMMOBILIEN
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Code :	01544
Location :	Poreč
House Type :	Detached house
Building size :	217 m2
Lot size :	707 m2
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	3
Number of rooms :	7
Number of bedrooms :	3
Number of bathrooms / WC :	4 / 2
Number of parking lots :	3
Year of construction :	2024
Energy efficiency :	A+
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchena :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Jacuzzi :	Yes
Adaptation required :	Yes
Current implemented :	Yes
Conducted water :	Yes
Building permit :	Yes

Price : 895.000 €

A modern villa is available for sale in Porec, only 2 km from the sea. The property offers a net floor area of 217.43 m2 and features a stunning view of the lush surroundings. It comprises a basement, ground floor, and first floor, and is located on a 707 m2 plot of land.

The villa's basement comprises a spacious open room featuring a gym, wellness facilities with a sauna and shower, a guest toilet, and a technical room. An internal staircase made of Istrian stone leads to the ground floor. This level contains an entrance hall, a guest toilet, a kitchen with a movable island, a dining area, an open-style living room, and a bedroom with an

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attached bathroom.

The kitchen and living room have large glass walls that provide access to a covered terrace and a garden. The garden features a large heated swimming pool with a separate heat pump, a jacuzzi, and a covered outdoor kitchen equipped with a grill, sink, and fridge.
The first floor comprises two bedrooms, each with an attached bathroom and access to a common south-facing terrace. There is also another terrace oriented to the north.

The villa is equipped with floor heating powered by a heat pump, installed throughout the villa and even under the tiles in the showers. Solar panels heat the water, and the air conditioners are hidden in the paintings on the walls in all rooms. All exterior joinery comes with electric blinds and mosquito nets.

The villa's land is arranged in a Mediterranean style, and automatic irrigation is installed. The entire villa and land are under video surveillance and motion sensors. A parking lot for three cars with an electric vehicle charging station is also available.
The villa's location is ideal for year-round living due to its quiet and peaceful surroundings. Schools, restaurants, and shops are in the immediate vicinity, making it an excellent investment opportunity in tourism.