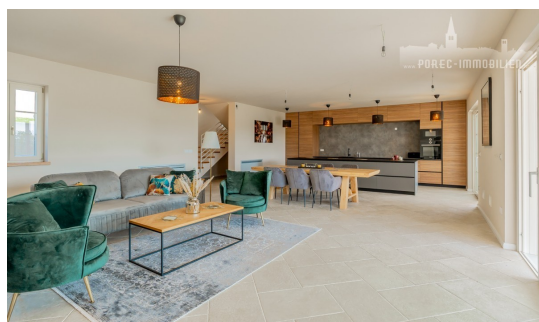




Code :	00949
Location :	Poreč
House Type :	Detached house
Building size :	300 m ²
Lot size :	1200 m ²
Distance from center :	1000 m
Distance from sea :	17000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 1
Number of parking lots :	3
Year of construction :	2022
Energy efficiency :	Not specified
Garage :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.380.000 €

In a peaceful and attractive location in an Istrian town, situated in an elevated position with open views of the greenery and landscape of inland Istria, this impressive detached villa with a total area of 300 m² is set on a spacious 1,200 m² plot.

The villa has been designed to provide a high level of privacy, comfort and a seamless connection between the interior and exterior spaces. Particular attention has been paid to the large glazed openings, spacious terraces and balconies, as well as the quality of the materials and finishes.

The ground floor features a spacious open-plan living area comprising a kitchen, dining area and living room. This level also includes one bedroom with its own bathroom, as well as a separate guest WC.



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The first floor comprises three large bedrooms, each with its own bathroom and access to a balcony. This layout is particularly practical for a family, but also makes the villa suitable for tourist rental or investment purposes. For year-round comfort, the villa is equipped with underfloor heating and fan coil units, which are also used for cooling.

The outdoor area is designed as an extension of the villa's living space. In front of the house, there is an attractive infinity pool measuring 12 x 4 metres, with an integrated hydromassage area. The spacious 1,200 m² grounds provide plenty of room for relaxation, socialising and enjoying the outdoors.

The garden features Mediterranean plants, while a separate outdoor area includes a summer kitchen with bathroom, a sauna and a hot tub – amenities that provide an additional level of privacy and comfort for both the owners and their guests.

The villa also has a garage and additional outdoor parking.

Thanks to its generous living area, four spacious bedrooms with private bathrooms, extensive wellness facilities and large grounds, the villa represents an attractive option both for private living and holidays, as well as for investment in premium tourist rental.

The location further enhances the property's appeal: the villa is approximately 1 km from the town centre, while the sea is around 17 km away.