









POREČ IMMOBILIEN

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Code:	01030
Location :	Poreč
House Type :	Detached house
Building size :	403 m2
Lot size :	1450 m2
Distance from center :	1500 m
Distance from sea :	6500 m
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 2
Number of parking lots :	3
Year of construction :	2022
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 kitchena :	Yes
Wellness:	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Building permit :	Yes

Price: 1.500.000 €

An opulent, contemporary villa, featuring a swimming pool, is currently for sale in a tranquil location near Poreč. The villa occupies a generous plot of land, measuring 1450 m2, and extends over three floors, encompassing 403 m2 of living space.

The modern design of the villa stands out with an emphasis on maximum functionality, with a fully equipped kitchen, dining room and living room with large glass walls with access to the terrace.

In the continuation of the ground floor, there is a bedroom, with a luxurious private bathroom, an additional toilet for guests and a storage room.

The upper-level houses three additional spacious bedrooms, each featuring a private bathroom and exit onto the terrace, affording breathtaking views



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of the sea and surrounding natural scenery.

The basement level is equipped with a large space that can serve as a sauna, jacuzzi, or an additional shower, and can be converted into a cinema or game room if desired. The entire villa has underfloor heating on a heat pump.

The villa's fully fenced yard boasts a 50 m2 heated swimming pool, a sun deck, a summer kitchen with a fireplace, and an outdoor dining area, providing an ideal setting for relaxation and entertainment.