



Code :	01033
Location :	Poreč
House Type :	Detached house
Building size :	300 m ²
Lot size :	1196 m ²
Distance from center :	1000 m
Distance from sea :	1600 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 1
Number of parking lots :	4
Year of construction :	2018
Energy efficiency :	Not specified
Sea View :	Yes
Garage :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Video surveillance :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.850.000 €

In a small and quiet Istrian town near the center of Porec, for sale is this extraordinary luxury villa of timeless elegance.

The house is located on a completely fenced plot of 1196 m², with a swimming pool of 48 m², a sun deck with sunbeds and a shower, a covered terrace with a gas grill and a dining table, and a separate lounge area for relaxing and spending time with family and friends.

The ground floor consists of an entrance hall, a fully equipped kitchen with top-quality appliances, a spacious dining room, and a separate living room. The entire living area - kitchen, dining room, and the living room has large glass windows that open communication to the covered terrace and bring in plenty of sunlight throughout the day.



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On the ground floor, there are also two bedrooms, one spacious bathroom with a sauna, and a small toilet.

The first floor consists of an entrance hall with a three-seater and a chest of drawers and two bedrooms with luxurious bathrooms and wardrobes. Each room has access to its covered terrace with a panoramic view of the sea and olive groves.

Heating and cooling system: underfloor heating and fan coils through the entire villa. The house is connected to optical internet.

The care and love of the interior design were copied to the villa's garden. The beautifully decorated environment, which is regularly taken care of by a team of experts, evokes a feeling of admiration and relaxation.

During the construction of this villa, only natural materials were used, which provide a feeling of warmth, comfort, and luxury.

At the very entrance to this property, there is a garage for two cars and covered parking, and there is a laundry room in a separate room. It is for sale fully furnished and equipped.

Near the villa, there are several shops and coffee bars, as well as several restaurants serving the best dishes of Istrian cuisine.