



<b>Code :</b>	01171
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	199 m <sup>2</sup>
<b>Lot size :</b>	870 m <sup>2</sup>
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 2
<b>Number of parking lots :</b>	4
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Depository :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 1.049.000 €

Just 1 km from the center of Poreč, a beautiful luxury villa surrounded by greenery is for sale. The villa boasts high-quality construction materials in collaboration with renowned architects and designers.

Upon entering the villa's ground floor, you will find a spacious entrance with a security door, a guest toilet, a boiler room, a large living room with a kitchen and dining area, a bedroom with a bathroom that has access to a terrace, a sunbathing area, and a swimming pool. The first floor, accessible by internal stairs, consists of three large bedrooms, each with an en-suite bathroom. The master bedroom has access to a large terrace. The engine room is home to boilers and a heat pump that starts the underfloor heating. Ceramic floor heating is installed in all rooms. Oak parquet is on the bedroom floors. In addition, fan coolers are available for heating and cooling.

A summer kitchen and a barbecue area are located on the spacious terrace near the large swimming pool, which measures 11m x 4m. There is also an additional toilet and sunbed storage located behind the house. The anthracite-colored PVC carpentry is equipped with Premidoor sliding doors,



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

and each opening has built-in mosquito nets. Video surveillance will be installed in front of the house.

The house's concrete roof is constructed with eight layers. The garden will have an irrigation system and will be planted with grass and trees. The entrance gate opens with a remote control.

This house is a beautiful blend of modern and traditional styles. The terraces and entrance pillars will be covered with stone, while the remainder of the facade will have thermal insulation.

This is an ideal home for year-round living, or it can be an excellent investment opportunity in the tourism industry.