



<b>Code :</b>	01221
<b>Location :</b>	Poreč
<b>House Type :</b>	Semi-detached house
<b>Building size :</b>	280 m <sup>2</sup>
<b>Lot size :</b>	481 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	900 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	9
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	3
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Wellness :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 850.000 €

A stunning semi-detached villa is available for sale in an excellent location, only 8 km from Poreč.

It is a spacious three-storey villa, with a total living area of 280 m<sup>2</sup>, designed to provide a comfortable and luxurious lifestyle.

The villa's ground floor features an entrance hall, which leads to a large and inviting living room, a dining room, and a modern kitchen. The kitchen is equipped with all the latest appliances. Additionally, there is a storage room, a guest toilet, and a technical room located on the ground floor.



## **POREČ IMMOBILIEN**

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The first floor of the villa houses three bedrooms, and each bedroom has an en-suite bathroom. Two of the bedrooms have access to a large covered terrace facing southwest, which offers stunning views of the surrounding area. The bedrooms are spacious and well-designed, with ample closet space, comfortable beds, and a relaxing atmosphere.

The second floor of the villa is a wellness and fitness area. The area features exercise equipment, a jacuzzi, a sauna, a bath, and an uncovered terrace, making it an ideal place to unwind after a long day.

The beautifully landscaped garden surrounding the villa is a perfect place to relax and enjoy the outdoors. It features a swimming pool, surrounded by a sunbathing area, an outdoor kitchen, and covered outdoor furniture for relaxing. The garden is well-maintained and provides a peaceful and serene atmosphere.

The entire villa is centrally heated/cooled using underfloor heating and a heat pump, providing maximum comfort throughout the year. Additionally, six inverter air conditioners have been installed to ensure that the villa remains cool and comfortable during the hot summer months.

Large glass walls with electric shutters facing southwest allow for natural light to flood the house throughout the day, creating a bright and welcoming atmosphere.

The villa is located in an ideal location for year-round living, just a few minutes drive from the city center. It is perfect for those who want to live in a peaceful and serene environment while still being close to all the amenities the city has to offer. Furthermore, the villa can be rented out throughout the year, making it an excellent investment opportunity.

The villa is fully furnished, making it a move-in-ready dream home. It is a perfect example of luxurious living, offering all the amenities one could want in a home.